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## NEWS SUMMARY

### GENERAL

#### Three die in Army bomb accident

Three Royal Marines were killed and two badly wounded when a bomb exploded as it left a mortar barrel during exercises at the Army's Otterburn ranges in Northumberland.

Ten others were treated by Army medical teams for minor injuries. The 9th bomb, according to preliminary investigations, had a faulty fuse.

#### Old Bailey exit for the Romans

Mary Whitehouse withdrew her private prosecution against the play *The Romans* in Britain. She claimed victory after an Old Bailey judge ruled there was a case for National Theatre director Michael Bogdanov to answer under the Sexual Offences Act. His costs will be paid out of public funds.

#### Schmidt pressure

Chancellor Schmidt, of West Germany, is expected to press Mrs Thatcher at Chequers today to ease the way for a settlement of the EEC budget dispute.

#### Pay row grows

National Union of Teachers' members will step up action over pay next week because of the refusal by the management's negotiators to go to arbitration.

#### Shinwell decision

Lord Shinwell, 97, is to resign the Labour Whip in the upper house, but remain a party member. He said "on no account" would he join the SDP.

#### Israeli move

Israeli forces occupying the West Bank dissolved El Bireh town council and put army officers in charge. Page 4

#### Haughey appeal

Irish Premier Charles Haughey said after talks in Washington with President Reagan that the U.S. should support a unified Ireland.

#### Polish resistance

Poland's military rulers accused opponents of organising an armed resistance movement allegedly involved in attacking soldiers, stealing arms and killing a policeman.

#### Police probed

A second investigation into allegations against Dorset Police is to be carried out by Yorkshire Chief Constable Sir James Brownlow.

#### Cancer birth

Cancer victim Anne Sinclair, 31, of Rugby, gave birth to a girl four days before dying of the disease.

#### IRA supergrass

A top ranking IRA member turned supergrass has given vital information to the Royal Ulster Constabulary on crimes committed by the Provisionals.

#### Envoy greeted

The Queen received the diplomatic credentials of Archbishop Bruno Heim, the first Papal ambassador to Britain.

#### Gold for Silver

Silver Buck beat stable companion Bregawa to win the Choltonham Gold Cup. Favourite Night Nurse was pulled up. Racing, Page 16

#### Briefly...

Thanksgiving services for Lord Butler's life and work will be held in Westminster Abbey on April 5.  
Sir David McNeer, Metropolitan Police Commissioner, is to retire in October. Page 8  
TV newsreader Jan Leeming will present the Eurovision Song contest from Harrogate on April 24.  
Evangelist Billy Graham will return to England in 1984 to preach in five cities.

#### CHIEF PRICE CHANGES YESTERDAY

(Prices in pence unless otherwise indicated)

RISES	
Treas 12pc 1985-1989	+ 1
Amerasbam	+ 5
Assed Leisure	+ 11
Cone Murchison	+ 6
Barratt Devis	+ 5
Capefels	+ 10
Dunlop	+ 4
Eurotherm	+ 9
Farnell Elet	+ 20
GECC	+ 10
Glaxo	+ 8
GKN	+ 3
Huntley & Palmer	+ 3
Imperial Group	+ 24
L'pool Daily Post	+ 8
Marks and Spencer	+ 4
Midland Bank	+ 8
Plessey	+ 6
Steeley	+ 5
Blyvoor	+ 34
Buffels	+ 12
Cone Gold Fields	+ 12
Cone Murchison	+ 15
Gld Mns Kalgorie	+ 10
Hartbeest	+ 11
Libanon	+ 16
Poseidon	+ 4
Vaal Reef	+ 14
FALLS	
Bejam	- 4
Holden (A.)	- 4
Sale Tilney	- 11
Turner and Newall	- 4
Bond Crpn	- 12

### BUSINESS

#### Equities up 5.4; gold adds \$10

**EQUITIES** edged up on the lack of fresh selling and GKN's satisfactory preliminary results. The FT 30-share index added 5.4 to close at 566.3. Page 38

**GILTS** revived on European interest rate cuts. The Government Securities Index closed 0.29 higher at 68.30. Page 38

**TOKYO** shares continued Wednesday's rally, on news of Kawasaki's subway train order from New York. The Nikkei Dow index rose 163.27 to close at 7,052.5. Page 36

**DOLLAR** rose on cuts in European interest rates. It closed at DM 2.374 (DM 2.3715), FFf 6.2 (FFf 6.1375), SwFr 1.855 (SwFr 1.831) and Y242 (Y241.15). Its trade-weighted index was 114.3 (113.8). Page 31

**STERLING** closed unchanged at \$1.81 but rose to DM 4.3 (DM 4.295), FFf 11.22 (FFf 11.1), SwFr 3.415 (SwFr 3.405) and Y438 (Y436.5). Its index was 91.1 (90.7). Page 31

**GOLD** rose \$10 to \$323 in London. In New York, the Comex March close was \$324 (\$318). Page 31

**WALL STREET** was up 8.09 at 803.94 near the close. Page 36

**GAS OIL** and naphtha prices show signs of hardening on hopes of a cut in Opec crude production. Since January the

gas oil futures price has dropped 20 per cent, the naphtha spot price 19 per cent. Gas oil details, Page 37;

**NORTH SEA** oil exports gave Britain a rare trade surplus of \$400m with the U.S. in the first 11 months last year. Page 6

**FOSTER WHEELER** Energy of the UK won a \$60m contract to build a catalytic oil cracker in Sweden. Page 6

**NOVA CORPORATION**, the West Canadian-based energy group, proposed financial restructuring to save the Alasdair synthetic oil project. Page 23

**BANK LENDING** to the private sector rose \$1.96bn in February, compared with an average monthly rise of \$1.5bn since August. Back Page

**MARKS AND SPENCER** and Boots are among companies backing a planned co-ordinated effort to tackle Britain's problems. Back Page

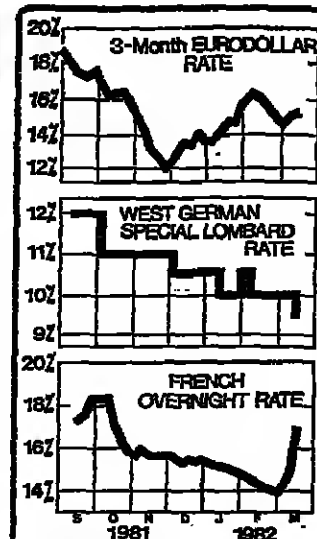
**FOOT AND MOUTH** disease, confirmed in a Danish dairy herd, was expected to hit meat exports. Page 37

**RAVENSCRAIG** pay and production scheme was agreed after British Steel warned the Scottish plant's future was at stake. Page 9

**COCKERILL - SAMBRE'S** \$470m aid package was approved by the EEC Commission but it rejected the Belgian steel company's modernisation plan. Page 2

**KLOECKNER-WERKE**, the West German steelmaker, is to apply for state assistance. Page 33

**MONTEDISON** chemical workers blocked access to Brindisi port in protest at the Italian company's plans to cut 1,700 jobs. Page 2



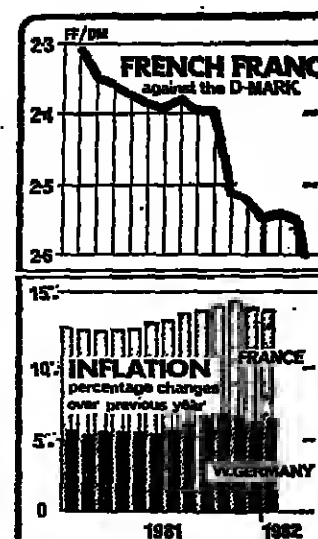
## Franc falls sharply against interest move

THE FRENCH franc came under sustained pressure in European foreign exchange markets yesterday, despite heavy intervention by the Bank of France and a 2-point increase in its money market intervention rate to 17 per cent, our Foreign and Financial Staff writes.

The French authorities' efforts to defend the currency contrasted with a concerted move by the West German, Swiss and Dutch central banks, which all cut their interest rates by half a percentage point.

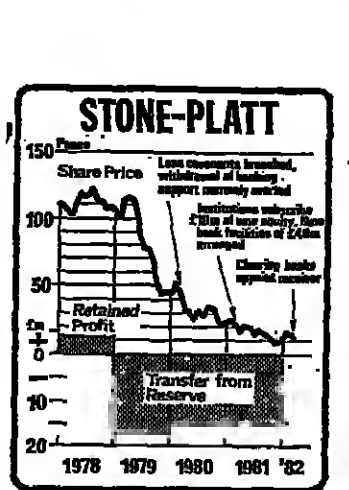
The German "special Lombard rate" was reduced from 10 to 9 1/2 per cent. That, and the Dutch and Swiss rates cut, was seen as a further effort to free European interest rates and monetary policies from the unsettling influence of U.S. rates.

In Paris, the franc fell sharply against the dollar, which reached a record level of FFf 6.185—slightly higher than its peak in August last year. The franc also fell against the D-Mark, which reached FFf 2.6089, compared with FFf 2.583 on Wednesday. The franc now is close to its floor of FFf 2.62 to the D-Mark within the European Monetary System.



## Midland puts receiver into Stone-Platt

A RECEIVER was appointed by Midland Bank yesterday to Stone-Platt Industries, the textile machinery and engineering group which has had financial restructurings in each of the last two years.



"Prices were tumbling disastrously to the lowest point noted for a spinde in living memory."

## GKN shows a return to profit

GKN, the largest engineering group in the UK, returned to profit last year. Yesterday's announcement signals the closing phase of the group's restructuring in the U.K. and confirms that, in some sectors at least the recession has passed.

## U.S. row as Japan wins rail car deal

A POLITICAL storm has broken over a contract won by Kawasaki Heavy Industries of Japan to supply carriages for the New York City underground system.

The deal marks the first purchase by New York of foreign equipment for its underground system and politicians in the State Government have protested strongly about it.

PSL was the principal cause of the group's losses in recent years, be explained, while other profitable parts of the company were sold. PSL was retained after last year's restructurings and was budgeted to break even in the second half of the year.

## Ezra expects NCB will need grants until at least 1988

The National Coal Board will probably require Government grants until at least 1988 to help it break even, Sir Derek Ezra, NCB chairman, indicated yesterday.

"very substantially reduced, if not eliminated" its dependence on operating grants by about 1988.

Both agreed that they would have "got down to working on it seriously" had they continued in their respective offices. However, Mr Arthur Scarpill, the NUM president-elect made clear during his election campaign that he did not favour such a plan.

## Huntley & Palmer bid probe widens

THE MONOPOLIES and Mergers Commission is to broaden the scope of its investigation into the bid by Rowntree Mackintosh for Huntley and Palmer Foods. The inquiry will also look at a prospective agreed bid for the biscuit manufacturer by Nabisco Brands, the New York-based food group.

Rowntree's merchant bank, said yesterday: "The thought of dumping that stake on the market is pretty unattractive."

ICI, which acquired a state of about 11 per cent on Tuesday, lifted its holding to 14.9 per cent—the ceiling imposed by the Takeover Code.

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EUROPEAN NEWS

France's trade deficit falls in February

BY TERRY DODSWORTH IN PARIS
FURTHER speculation against the French franc coincided yesterday with the release of February trade figures showing a distinct improvement over January.
The Trade Ministry described the seasonally adjusted deficit of FFf 5.3bn (£488m) as "globally favourable."

Farmers' leader expects 100,000 in Paris protest

BY DAVID WHITE IN PARIS
FRENCH FARMERS are stepping up pressure on the Mitterrand Government in the midst of the European Community dispute over a new EEC price package.
M Francois Guillaume, head of the giant FNSEA farmers' union, yesterday announced plans for an "unprecedented demonstration in Paris next Tuesday. He said he expected 100,000 to take part.

Commission confirms aid to Belgian steel giant

BRUSSELS — The European Commission yesterday confirmed a \$470m (£260m) aid package for the less-making Belgian steel company, Cockerill-Sambre.
The Commission at the same time reiterated its rejection of the company's overall modernisation plan.
It was Brussels' refusal to accept the modernisation plans which prompted a strike, now in its fourth week, and a series of protests by steelworkers determined to avoid new job losses.

On a year-on-year basis, comparing last month with February 1981, inflation is running at 13.9 per cent. Over the past three months it has dropped to an annualised rate of 10.8 per cent.

Geneva talks: slow progress as gap persists

BY BRIDGET BLOOM, DEFENCE CORRESPONDENT
AFTER four months of talks in Geneva, the U.S. and the Soviet Union are still very far from reaching an agreement to limit nuclear weapons in Europe.
The two nuclear super-powers opened negotiations on so-called theatre nuclear weapons on November 30. This week they have gone into recess for two months, having agreed neither on the negotiating method to be followed nor on the fundamental issue of which weapons should be reduced and by how much.
Senior U.S. officials believe that contrary to appearances, however, progress has been made in the 24 sessions held so far. They insist that both they and the Russians seriously want an agreement. They still hope that an accord will be achieved by late 1983, the deadline set for the deployment of new U.S. Cruise and Pershing nuclear missiles in Europe.

Striking chemical workers disrupt Italian city

BY JAMES BUXTON IN ROME
STRIKING CHEMICAL workers yesterday blocked access to the port and other strategic points in the southern Italian city of Brindisi as part of continuing protests against plans for large-scale sackings by the Montedison chemical concern.
The Milan-based company, which is making heavy losses, appears to be standing firm in its determination to sack 3,700 workers at four production centres. The largest number of jobs would be lost at Brindisi. The sackings are due to go into effect on Wednesday, the Government broke off talks with Montedison on restructuring of the chemical industry as a result of Montedison's refusal to heed its pleas to stop the sackings.

Parliament may debate gangland allegations

BY RUPERT CORNWELL IN ROME
THE ITALIAN Parliament is likely to hold a debate on allegations that two Government ministers last year visited a jailed Naples underworld leader to secure his aid in channelling a £1.5bn (£630,000) ransom to Red Brigades terrorist for the release of Sig Ciro Cirillo, a local Christian Democrat politician.
The charges, backed by supposedly secret Interior Ministry documents, have been published by L'Unita, the Communist daily newspaper. They have been denied, however, by the two ministers (both Christian Democrats), and Sig Virgilio Rogioni, the Interior Minister, has declared the documents fakes.
The episode has provoked a bitter row between Italy's two biggest parties. Although it is unlikely to lead to immediate repercussions for the five-party coalition in Rome, it seems certain to provoke the collapse of the minority Communist-led city government in Naples.

Soviet meat and milk output down

BY DAVID BUCHAN
MEAT AND MILK production in the Soviet Union fell 5 per cent in the first two months of this year compared to the same period of 1981, the official Economic Gazette reported.
The decline reflects feed grain shortages following the third successive poor harvest in the Soviet Union, despite continuing heavy Soviet purchases of U.S. grain amounting to 13.3m tonnes since last October. The meat position is likely to remain critical at least until livestock can be put out to pasture in the summer and the 1982 harvest comes round.
Meat production in January and February this year reached 2.55m tonnes—a rate well below that called for in the 1981-85 central plan, which foresees an average 17-17.5m tonnes a year.
President Ronald Reagan has so far refused to consider a grain embargo as a sanction against the Soviet Union for its involvement in the martial law crackdown in Poland.
Moscow has yet to publish a figure for last year's grain harvest, leading to speculation that it was so bad as to be embarrassing to the Soviet leadership.

Stronger dollar helps industry in Scandinavia to compete against U.S.

BY ANDREW FISHER IN HELSINKI
NORTH AMERICA's cost advantage over Scandinavia in the pulp and paper industry has been eroded by the rise in the value of the dollar, delegates were told yesterday on the second day of a Financial Times conference in Helsinki.
Mr George Boyd, Vice President of Kidder, Peabody, the New York investment house, said the strengthening of the dollar had dramatically improved the competitive cost position of Scandinavian market pulp mills against North America over the last 18 months.
He was speaking at the European Pulp and Paper in the 80s conference, organised by the Financial Times in co-operation with Helsinki Sanomat, the Finnish newspaper.
Total costs, excluding transport, appeared to be lowest in Brazil, about equal in the various parts of North America and somewhat higher in Scandinavia he told delegates.
But the transport differential eliminated the differences between North America and Scandinavia. "In fact, some sources indicate total markets pulp manufacturing costs are currently lower in Scandinavia than in North America," he added.
Mr Boyd said Scandinavian producers clearly had a considerable advantage over mills in North America and Brazil in the cost of transporting pulp to Western Europe. Scandinavian companies appeared to have a transport cost advantage of \$30-40 a tonne.
As for wood costs, the average cost per tonne of market pulp in the U.S. is estimated at \$110—slightly more in Canada—compared with around \$175 in Scandinavia. The cost in Brazil is \$40-45 a tonne, he said.
Discussing energy, a major cost element, Professor Peter Odell told the conference that energy prices were likely to fall in real terms.
Professor Odell, Director of the Centre for International Energy Studies at Erasmus University, Rotterdam, said there was a 60 per cent likelihood of a continued steady decline in oil prices in real terms for the next five years or so.
There was a 25 per cent chance of prices collapsing and a 15 per cent chance that oil prices would be maintained or increased from their end-1981 value.
In real terms after accounting for inflation, the non-Communist world is expected a low rate of increase in energy consumption this decade. Even in the Communist world, where energy had generally been used inefficiently, there were now growing pressures to reduce its use.
Thus overall demand for oil was unlikely to grow very much, if at all. As for oil supplies, he saw no possibility of scarcities arising in the 1990s or 1990s.
Taking an opposite view of the energy scene, Mr Arild Holland, Managing Director of the Norwegian Pulp and Paper Association, said oil prices were likely to show a rising long-term trend, in actual and real (inflation-adjusted) terms.
He noted that some governments and organisations, such as the International Energy Agency had been trying to promote the use of wood and biomass to replace imports of fossil fuel, especially oil.
"Wood really worries me is the risk that the use of biomass, stimulated by government policies, incentives and subsidies will threaten the availability of traditional raw materials for the forest industries," he commented.
Thus he thought that governments and local authorities should give no further incentives for developing consumption of wood for energy without considering the possible negative effects on the forest industries. For Norway, a net exporter of oil, the problems surrounding biomass were not, however, acute.
Whereas power and heat accounted for only just over 5 per cent of the total cost of Norway's pulp and paper industry in 1973, they now make up between 20 and 25 per cent, more than manpower in some cases, Mr Holland pointed out.
He said newprint capacity was due to be boosted in Norway by more than 50 per cent during the 1978-82 period, rising from 650,000 tonnes a year to nearly 1m tonnes.
Also dealing with the impact of currency movements on the industry, Professor Pentti Korpi of New York and Helsinki universities, said the dollar was "grossly overvalued." He expected it to fall, but declined to forecast when.
Oil prices would also drop. This would not be "an un-mixed blessing," however, though it would undoubtedly be of long-term benefit for funds economies. But the flow of funds onto international capital markets would be reduced, while

FINANCIAL TIMES EUROPEAN PULP AND PAPER IN THE 80s CONFERENCE

panies in the U.S., nearly all linked to a satellite. This makes the delivery of programmes to cable networks exceptionally efficient and inexpensive.
He felt, however, that the paper manufacturers were more interested in their own problems than in solving the problems of publishers and printers arising from these new developments.
Mr Finn Kern, Deputy Manager of the Association of Danish Newspaper Publishers, said new electronic media represented a great opportunity, but also a serious challenge to newspapers. But he thought most publishers felt newspapers would easily overcome the problems of the decade.
Ann Burdus, Senior Vice President and Director of Strategic Planning at the Interpublic Group of Companies of New York, dealt with the question of packaging. She described packages for consumer products as "a more important element in the marketing mix than ever before," with new demands now being placed on them.
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### Accident rate up in Polish mines

By Christopher Bobinski in Warsaw

THE accident rate in Polish mines has risen since last December's imposition of martial law—is rising rapidly, reflecting a continuing willingness by management to report the sort of incidents which in pre-Solidarity days would have been concealed.

So far this year, there have been 14 deaths in the country's mines, and a total of 5,642 accidents have been reported.

The figures were announced in parliament yesterday by the Minister for Mines, General Czeslaw Piotrowski, who also emphasised, however, that output this year had risen by some 14 per cent.

Last year—when Solidarity was still functioning and miners and management were encouraged to report anything going wrong in their sections—the number of mining accidents rose by 100 per cent from 11,200 in 1980 to 22,300.

Output last year in Polish mines fell by 15 per cent, as the working week was cut from six days to five and more liberal working practices were followed. The drop in production was accompanied by a fall in the number of fatal accidents, from the 1980 total of 127 to last year's figure of 89.

A leading Polish Party Politburo member, Mr Kazimierz Barcikowski, speaking in Krakow has meanwhile admitted that the Party leadership "sees the need for a quick resumption of trade union activity."

The statement came at a Party meeting where, according to the published account, speakers said that many problems could be resolved more easily with the return of trade unions. But neither this account for a document produced by the Central Committee department responsible for union policy provides any indication that the authorities envisage a return to the old-style Solidarity nor any kind of meaningful talks with the union's interned leadership.

Uncertainty yesterday still surrounded the question of whether the interned leader of Solidarity, Mr Lech Walesa, would be permitted to attend the christening of his baby daughter in Gdansk on Sunday. Both his wife, Danuta, and Father Henryk Jankowski, his parish priest, seemed pessimistic about the prospects.

## W. German company finances easing says Bundesbank

BY STEWART FLEMING IN FRANKFURT

THE FINANCIAL residence of the West German corporate sector began to improve in the second half of last year following two years during which corporate profits have been coming under increasing pressure.

This is the conclusion reached by the Bundesbank in an analysis of the performance of the economy and the development of corporate profits in the second half of 1981 contained in its monthly report for March. The report is released today in the wake of the decision by

the Bundesbank Council yesterday to take another step in the direction of easing its monetary policy by dropping its "special Lombard" rate, the rate it charges banks for overnight funds, from 10 per cent to 9.5 per cent.

The cut in the Lombard rate was welcomed by industrialists and bankers. It was seen as a further sign of the central bank's willingness to try to ease interest rates down to help revive the still stagnating economy, even in the face of continued uncertainty about the

outlook for dollar interest rates and the problems this creates for the D-Mark.

The cautious half-percentage point cut in the Lombard rate will be a disappointment for those, in particular the trade unions, who have been hoping for bolder steps from the central bank. These hopes had increased in the past two weeks following signs that this year's wage round will result in moderate wage increases below the current rate of inflation.

This week, however, the easier trend in West German

credit market interest rates has been translated into further cuts in the cost of money, not just to the banks, but also to their customers.

Thus, at the beginning of the week Deutsche Bank, the largest West German commercial bank disclosed that it was cutting consumer credit interest rates by between half and a full percentage point. The cost of a four-year personal loan for example has been reduced from 16.24 per cent to 15.32 per cent. Through most of last year the rate was 17.15 per

cent. Short-term business loan charges are also falling in response to recent declines in rates in the credit markets. Other banks have been following suit and also cutting interest rates.

In its monthly report, the Bundesbank makes it clear that the improving financial position of companies is partly the result of signs that the profits fall may have bottomed out. It is also a reflection of the efforts the companies have been making both in cut back on stocks and curb investment in order to

improve their self-financing capacity.

The central bank estimates that the corporate sector's self-financing ratio improved to 90.5 per cent in the second half of 1981 compared with 79.5 per cent in the first half. It concludes that this stronger financing base, coupled with lower interest rates and the moderate wage round now expected, should make it easier for companies to increase investment spending. This fell last year and is still thought to be declining, according to industrialists.

### Portuguese seamen on strike again

By Diana Smith in Lisbon

PORTUGAL'S merchant navy has gone on strike for three days. It will affect all 96 vessels of the Portuguese fleet and incur losses estimated at \$5.7m.

The seamen's strike, one of several in the past year, follows hard on the heels of a 13-day train drivers' stoppage that last the crippled railway system \$400,000 a day.

The Communist party and its tied trade union confederation, CGTP-Intersindical, have vowed to keep up labour pressure until the Government falls. The merchant seamen's repeated strikes are seen as part of this pattern; they have lost many badly-needed orders for national shipping companies and seriously undermined international confidence in the fleet.

The Prime Minister, Sr Francisco Pinto Balsemão, meanwhile is spending two days in Athens learning how Greece has adjusted to European Community membership. Sr Balsemão has made a marathon tour of EEC capitals since the beginning of the year, in the hope of rallying support for Portugal's speedy accession.

As he left Lisbon, the Prime Minister said that he considered the visit to Athens would be particularly useful. Greece is the latest EEC member and he would be able to see first-hand the consequences of accession for the Greek economy.

Portugal hopes to complete its negotiations for membership and sign the accession treaty by the end of this year.

## Bonn coalition drifts into a dangerous mood

BY JONATHAN CARR IN BONN

"THE HEROES are weary," said a senior member of the West German government coalition the other day with a sad smile. He had been asked why he felt the Social Democrat (SPD) and Liberal Free Democrat (FDP) partners were in such poor shape, above all on the eve of a series of provincial elections which might decide the Government's future.

Not only do the two parties—alikes for nearly 13 years—treat one another with a suspicion verging on hostility. They bicker in their own ranks as though privately yearning for the opposition benches and freedom from government responsibility.

At first sight, the suggestion that the parties are simply tired seems a rather poor answer. Surely there are any number of clear difficulties which explain the coalition's plight.

At home there are already signs of new federal budget problems, of the kind which brought the SPD-FDP to the brink of a split last year. Abroad, the Polish crisis and the tough stance of the U.S. Administration bring special pressures to bear on the Bonn Government, which is simultaneously trying to salvage what it can of its Ostpolitik while convincing its allies that its place in the Nato alliance remains as firm as ever.

Further, every deterioration in East-West relations makes it seem more likely to many West Germans—especially young ones—that nuclear arms control talks will fail and that new U.S. missiles will be deployed in the country. Hence the rise in support for "the Greens" and other groups involved in the so-called "peace movement" and the dissension in both govern-



MORE THAN 5m people in Lower Saxony go to the polls on Sunday in the first West German state parliament election since the general election of October, 1980.

The result is expected not only to give an important pointer to the level of public support for Chancellor Helmut Schmidt's severely-strained Social Democrat (SPD) Liberal Free Democrat (FDP) coalition in Bonn. It should also show whether "the Greens," the small ecological party, can consolidate its success in recent municipal

elections.

At the last Saxony election in 1978, the Christian Democrats, who are in opposition at federal level in Bonn, won 48.7 per cent of the vote and make up the state government. The SPD gained 42.2 per cent and the FDP won only 4.2 per cent.

The state Premier, Dr Ernst Albrecht (left) will also be looking on Sunday to strengthen his claim as a future Chancellor against his rival, Dr Helmut Kohl (right), the Christian Democrats national leader.



His recent efforts to appear more open to alliance with the Christian Democrats, however, immediately brought a revolt from his own left wing. Herr Genscher is famed as a political tactician. But even he finds it hard to master a situation in which cautious movement either to the political left or right immediately loses him support at the other end.

If the Christian Democrats and Christian Socialists were wholly united in the desire to bring down the Government quickly, then their chance of success would be quite good, but an early change in Bonn would not be welcome to several key opposition figures.

Dr Helmut Kohl, the CDU leader, would almost certainly become Chancellor if the SPD-FDP were to be toppled in the next year or so, but he has his rivals, who could strengthen their claims by doing well in provincial elections. One is Dr Ernst Albrecht, Premier of Lower Saxony, who is looking for a boost from Sunday's polling there.

Another is Dr Gerhard Stoltenberg, Premier of Schleswig-Holstein, where elections are due next year. Last but not least, there is the ubiquitous Herr Strauss, who seems certain to consolidate his power in Bavaria this autumn.

The upshot is that the opposition, despite its strong rhetoric, remains a resistible force. The government coalition stays put although it looks to be a highly movable object, and "the Greens" hover in the background as potential spoiler to both. It is a peculiarly unsettling political constellation for the sly-minded West Germans.

ment parties about how to react to the new challenge.

It is surely exaggerated to talk, as some do, of a "Weimar effect," meaning a splintering of parties and serious political instability. The West German rule that only parties which gain at least 5 per cent of the vote can be admitted to the legislature helps avert that danger.

However, it is highly likely that in at least three of the four provincial state elections this year—in Lower Saxony this Sunday, in Hamburg in June, and in Hesse in September—"the Greens" will clear the 5 per cent hurdle. It is certainly true that not for years has there been so much speculation about who may ally with whom as a result of these elections. Only in the fourth poll in October in Bavaria, dominated by Herr Franz Josef Strauss's Christian Social Union, which is in opposition in Bonn, is there no question mark at all.

If the plight of the coalition could be explained by these practical problems alone, then

its prospects would seem less gloomy than they do. After all, it is not a foregone conclusion either that the Polish situation will deteriorate or that the Soviet-U.S. nuclear talks will collapse. In other words, if the SPD-FDP keeps its head down, it stands at least a fair chance of emerging from a bad patch.

The country's economic performance is also relatively good. Inflation is already under 6 per cent at an annual rate, something close to a record visible trade surplus is likely this year and the current account deficit could be wiped out. A further revaluation of the D-mark is widely expected within the European monetary system (EMS) during the year, probably combined with a devaluation of the French franc among other currencies.

The trouble is that the coalition has drifted into a dangerous mood in which positive developments are simply noted, but then mentally discounted, and even small problems are muffed over and fester interminably. Sick jokes

emerge in the civil service about the Government which used not to be heard—at least not to the same extent. The whiff of scandal also hovers around some senior government members because of an investigation into bribery and tax evasion.

Some people have compared the mood to that in late 1973 and early 1974, when the SPD was similarly losing support throughout the country and Herr Willy Brandt finally stepped down as Chancellor.

One main difference between then and now, however, is that Chancellor Helmut Schmidt is prepared to stand and fight, as one of his aides trenchantly put it, "until he drops." One sign of this was his decision to call a parliamentary confidence vote last month, which he easily surmounted.

Another has been his recent statement that he would be ready to stand again for the chancellorship in the 1984 general election if the party wanted him. He suggests publicly that this remark is

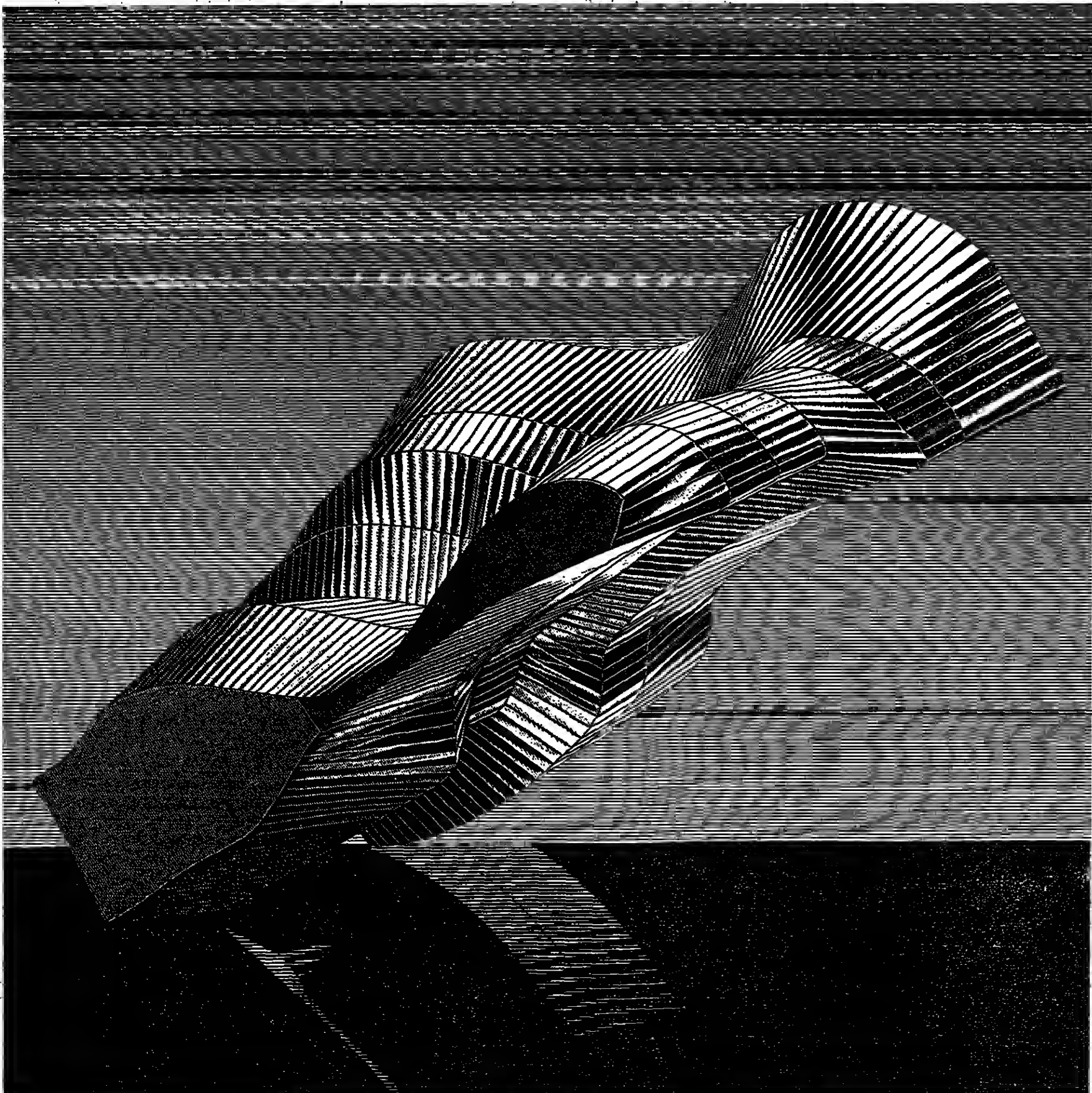
intended to frighten the opposition.

Christian Democrats (CDU). But it is just as much aimed at trying to discipline the SPD and FDP, to show them he is no "jamae duck" who is on his way out.

On balance, Herr Schmidt is also likely to emerge victorious from the SPD congress in Munich next month, despite the certainty of tough debates on government security policy, nuclear energy and unemployment.

The problem is that each personal triumph for the Chancellor seems to bring only temporary relief. When the applause dies down, the problems re-emerge as does the back-biting.

Herr Hans Dietrich Genscher, Vice-Chancellor, Foreign Minister and chairman of the FDP, is hardly in a more comfortable position. His party gained 10.6 per cent of the vote at the last general election (compared with the SPD's 42.9 per cent) but attachment in a now-faltering SPD could easily drag the Liberals down close to the 5 per cent danger mark.



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OVERSEAS NEWS

Saudis face pressure to cut oil output

By Richard Johns in Vienna

SAUDI ARABIA will come under intense pressure at the emergency meeting of the Organisation of Petroleum Exporting Countries (Opec) starting here today, to lower still further its output ceiling, as the only means of maintaining the price structure of the producers' association.

Whether or not the Kingdom is prepared to cut its maximum ceiling from the 7.5m barrels a day (b/d) set nearly two weeks ago, to a minimum of 6m b/d the prospects of an effective agreement being reached are very poor, according to members of the first delegations to arrive here.

An Opec total target of 18.5m b/d, involving a notional reduction from a supposed level of 20m b/d was set tentatively at an informal gathering of seven Opec Ministers—those of the seven Arab members, Nigeria, and Indonesia—in Doha, Qatar on March 6. But actual output has been calculated to be as low as 18.2m b/d in the early part of this month.

Dr Mans al-Qatbi, the United Arab Emirates Minister of Oil and current Opec President, frankly admitted the problem yesterday. He said: "I think we will have to look for a lower figure than 18.5m b/d. We are willing to go all the way," he said, to cut production to defend the \$34 reference price, which was established only three months ago, at Opec's last ordinary conference in Abu Dhabi.

Failure to agree on a significant Saudi production cut could result in Nigeria, whose foreign exchange reserves have slipped to a dangerously low level, and whose oil production has begun to fall ominously again, breaking ranks and cutting its price. It now charges \$36.50 a barrel compared with the \$31 being charged by the British National Oil Corporation for North Sea crude, Nigeria's main competitor.

There has been speculation—but no confirmation—that Saudi Arabia has undertaken to support Nigeria with soft-term loans until the market has been brought into some kind of equilibrium.

Sen. Humberto Calderon Bertt, the Venezuelan Energy Minister, said he did not believe that the 18 members could reach a "formal decision."

J. D. F. Jones in Johannesburg reports on the debate over changes to the apartheid system  
South African society conducts a dialogue of the deaf

OUTSIDERS sometimes seem to believe that political thinking in South Africa is rigid, as well as reactionary, that apartheid is unchanging and unchangeable. They are wrong, and one proof is that the country is today going through a ferment of debate in which the very fundamentals of society are being questioned.

The ruling National Party is this month in convulsions over whether, or how, to share white power with the coloured people (of mixed race) and Indians. The Government's own President Council will next month produce proposals for a restructuring of the constitution; the "Buthelesi Commission," set up by the leaders of the largest legal black political organisation, last week published a far-reaching report calling for black-white power-sharing in the province of Natal; and every politician worthy of the name has a private blueprint for a new system which, somehow, might bring harmony to this deeply-divided nation.

The trouble is that it is a dialogue of the deaf. The Government, for instance, rejected the Buthelesi Commission proposals out of hand. The Right wing of the National Party has split, rather than accept its own Prime Minister's definition of "healthy" power-sharing. The President's Council is hounded by the white opposition Progressive Federal Party (PFP)—and anyhow has no brief from the 20m black majority.

Moreover, it is a debate which is lopsided from the start, for it is taking place only in officially-sanctioned institutions and parties: the illegal but



Dr. Treurnicht (left) and Mr Botha . . . split over power-sharing plan.

undoubtedly popular African National Congress (ANC), and the loosely-organised black consciousness leaders, will talk only about universal-suffrage in a unitary state. The text for the latest debate on the political system for the coloured and Indian communities comes from a Cabinet committee that was set up in 1977, under the chairmanship of the present Premier, Mr P. W. Botha.

At the time the National Party Government, confident that it had firmly established the apartheid system for the blacks—who were to be content with a network of tribal homelands—could turn to the issue that had worried all morally-minded Afrikaners since separate development was first dreamed up: where to fit in the 2.5m coloured people who, as the mixed-race

bodies to be created, using the ratio four white . . . two coloured: one Asian . . . the Council of Cabinets will be composed of the three Prime Ministers and other Cabinet Ministers from each parliament, their numbers to be determined in accordance with this ratio. The whites thereby maintain a majority.

The Prime Minister and his supporters are now arguing, with what looks like justification, that Dr Ankeres Treurnicht and his Right-wing rebels are being disingenuous when they say that they never realised the 1977 proposals implied power-sharing with other communities.

The struggle has been conducted in full public view, with the Prime Minister having to issue statements insisting that this species of power-sharing is logical, that it does not jeopardise self-determination, and—Heaven forbid—that it has nothing in common with the opposition PFP policy of power-sharing (since that presupposes a unitary, if federal South African State). To the outsider, this begins to sound like medieval talk of angels dancing on the point of a pin—and, of course, the Afrikaners are a theologically-minded people. But it matters enormously, because it will decide whether the Prime Minister has the power, and the will, to introduce reform policies in South Africa.

Kaunda 'wants to meet Botha'

PRESIDENT Kenneth Kaunda of Zambia has told the Johannesburg Star newspaper that he would like to meet Mr P. W. Botha, the South African Prime Minister, and his Cabinet to discuss "potentially explosive" developments in southern Africa. Subjects for discussion should include independence for Namibia and racial tensions in South Africa, Dr Kaunda said. He would meet the South Africans anywhere "as long as it is not a hidden meeting."

The Prime Minister has promised that they will be debated thoroughly, possibly in a national referendum, before any policy decision is taken, so the pot will continue to boil. The argument is not really focusing on Parliament, although the PFP and the smaller New Republic Party (NRP) both have their versions of power sharing. It has become a struggle for the National Party, where the opposition to Mr Botha and his concern for the role of the Coloureds is certainly not limited to the 16 MPs who have so far left the party. The Treurnicht position, crudely, is that power-sharing represents the thin end of the wedge; that white South Africa can only survive if it rigorously isolates the various racial components of the nation; and that the white man must remain

Second Indian state government resigns

By K. K. Sharma in New Delhi

PRIME MINISTER Indira Gandhi's Congress (I) Party was jolted again yesterday when, for the second successive day, a state government it had formed was forced to resign.

Mr Keshab Chandra Gogoi, Congress (I) Chief Minister of the oil-producing state of Assam, resigned before a no-confidence motion against his Government could be taken up by the legislature.

The Congress (I)-led coalition in the southern state of Kerala resigned on Wednesday after it lost its majority and President's Rule (direct rule from New Delhi) was imposed. President's Rule has also now been imposed on Assam, which has been affected by a statewide students' agitation for over two years.

The students are seeking the expulsion of "foreigners"—mostly immigrants from Bangladesh and Indians from West Bengal—from Assam on the grounds that their culture is threatened and they are losing job opportunities.

The agitation led to the loss of 3m tonnes of crude oil in 1979-80. The Assam and Kerala developments underscore the crisis in Mrs Gandhi's Congress (I) Party. It is sharply divided and disorganised in a number of states where elections should be held in the next few months. For this reason, the party is trying to delay the elections.

The problem is particularly acute for the party in the Marxist-ruled state of West Bengal, where the term of the legislature expires in June. The Chief Minister, Mr Jyoti Basu, has sought early elections to prevent Mrs Gandhi from imposing President's Rule in the state.

This would give Congress (I) an advantage because the Marxists would then not be in power. The ruling party has the advantage in elections of being able to use the Government apparatus, or at least prevent its opponents from doing so.

The Congress (I), which is hopelessly divided in West Bengal, is challenging the validity of the electoral rolls before the Supreme Court.

Japan interest rates may move

By RICHARD C. HANSON IN TOKYO

JAPANESE long-term interest rates, which are strictly controlled by the Finance Ministry, may be lowered in the next few weeks to give the economy a much-needed psychological boost. But the Government is unlikely to approve anything more than a very small decline to avoid weakening the yen or disrupting the bond market.

Officials have been encouraged by a recent improvement in bond market prices. From early this month, yields on the secondary market have slipped below that of issuing yields on long-term government bonds.

A 10-year bond carries an annual yield at issue of 8.018 per cent, while market yields have fallen to about 7.7 per cent. Officials are cautiously waiting to see if this favourable trend will continue before taking a decision to lower rates.

In January, the Ministry allowed a small 0.3 per cent rollback in coupon rates and the long-term prime lending rate now 7.7 per cent, and 8.6 per cent, respectively. In September the Government was forced to increase the coupon on its ten-year bonds to 8 per cent to end a boycott by

underwriters protesting about the large gap between secondary market yields and the government's issue price.

A further decline in interest rates would run the risk of undermining the yen which has been weakened mainly by the large gap between Japanese and U.S. interest rates. It could also trigger another fall in bond market prices.

The Government at present has no plans to lower the short-term official discount rate (currently set at 5.5 per cent) as a means of stimulating the economy.

Israelis replace W. Bank mayor

By DAVID LENNON IN TEL AVIV

ISRAELI yesterday dismissed the elected mayor and municipal council of the West Bank town of El-Bireh because of its refusal to co-operate with the "civilian" administrator recently appointed to replace the military governor.

The move was also seen as a response to the Jordanian threats against the Israeli-sponsored village leagues which are being set up to challenge the authority among the Palestinians of the nationalist mayors of the West Bank. Protests and demonstrations erupted across the occupied

territory as news spread of the Israeli decision to replace the El-Bireh mayor by an Israeli army officer. Strikes were declared in a number of towns. The West Bank mayors, who were elected in 1976, fear that this is the first step by Israel towards removing all of them so that it can eventually bring forward the leaders of the village leagues as representatives of the Palestinians in the negotiations for granting the West Bank and Gaza Strip limited autonomy.

The outspoken West Bank mayors have already suffered

a number of blows. In the past two years the mayors of Hebron and Halhoul have been deported, and the mayors of Nablus and Ramallah were severely injured by car bombs, believed to have been the work of Jewish extremists.

Mayor Ibrahim Tawil of El-Bireh, who narrowly escaped injury from a car bomb 19 months ago said as he was being marched out of his office yesterday that regardless of the actions of the Israeli authorities, the people of his town would still regard him as mayor.

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# Promoter buys back world's biggest circus

BY PAUL BETTS IN NEW YORK

MR IRVIN FELD, the music promoter, and his son Thomas have bought back for \$22.5m (£12.6m) in cash the Ringling Brothers and Barnum and Bailey Circus from Mattel, the U.S. toy and children's goods company.

Mr Feld, who helped bring the Beatles and Rolling Stones to the U.S. and managed singer Paul Anka in the 1950s, has been with the circus since 1956. He bought it from John Ringling North and his heirs in 1967, and then sold it to Mattel in 1971. He has been negotiating for some time to buy back the circus—the biggest in the world. One of his aides said yesterday Mr Feld felt a circus should be in the hands of a family and not of a corporation, she said.

Mattel said it had decided to sell the circus company to Ringling Brothers' senior manager or to Mr Feld, who continued to manage the troupe after selling it to Mattel. The company wants to concentrate in its main businesses, including traditional toys, electronic games for adults, children books and hobby products.

The deal involves, in addition to the two separate travelling circus troupes, the entertainment company's ice follies and holiday on ice subsidiary, Mattel, through Ringling Brothers, acquired the ice in 1979.

Mattel also owns the Ringling Brothers—Barnum and Bailey Circus World near Disneyworld in Orlando, Florida. This is the only circus—originated family theme park in the world. It opened in 1974. The theme park is not part of the deal with Mr Feld, Mattel said it was holding on to these assets.

The circus, whose troupes staged more than 1,000 indoor performances in 77 major U.S. cities last year, is one of the country's most popular institutions. The circus was formed when the Ringling Brothers and Barnum and Bailey merged in 1919. Barnum himself and the story of the early days of the American circus, is currently the subject of a hit Broadway musical.

The circus, according to Mr Feld's aide, has always operated in the black. Mattel's entertainment division, including the circus, the ice shows and the circus theme park, had revenues of \$81m last year and operating profits of \$2.4m in the fiscal year ended January 1981.

But Mattel said yesterday its entertainment business accounted for only 9 per cent of its overall sales and 3 per cent of operating profits last year.

Mattel, which started in a Los Angeles garage after the Second World War and later brought the Barbie doll to the U.S., earned \$7.9m last year on sales of \$918m. In the fiscal year ended January 1981, in the first six months of the fiscal year to end January 1982, profits were only \$914,000, reflecting a first-quarter loss.

It has recently been seeking to build up a large presence in the electronic game market as well as venturing into cable television and the home computer market. But its electronic games and home entertainment video system have made heavy weather in the current economic slump and an electronics game market which has been progressively saturated.

David Lascelles reports on the latest casualties in the U.S. press.

# Carnage in newspapers' fight for survival



The closure of the New York Daily News would give the entire popular market in the city to the New York Post, owned by Mr Rupert Murdoch (above)

WHEN Vere Harmsworth's Associated Newspaper Group closed down the *Soho News* this week it was a sad moment for readers of the New York counter-culture weekly. It was also another heavy blow for the United States' fast-shrinking newspaper industry, which has seen four major daily newspapers disappear in the last nine months and could see another big closure before spring is over.

The second half of last year was especially bad for the industry. In July the Washington Star, the capital's afternoon newspaper, folded leaving the market to its sole competitor the Washington Post. Time Inc., the magazine group which bought it in 1978, lost US\$85m (£47m) trying to make it work, but finally threw in the towel after circulation failed to pick up and advertising fell off.

In August, the New York Daily News scrapped its evening edition called "Tonight" and left that market to Rupert Murdoch's New York Post. Tonight was only one year old, but it had failed to win more than a tiny fraction of the advertising and readership it needed to survive.

Then, in December, the Philadelphia Journal, a morning tabloid, disappeared from the scene after losing \$13m in its brief four-year life. Clearly it did not fail because of its youth. A few days later the Philadelphia Bulletin, a venerable 134-year-old afternoon paper with four times the circulation levels, published its last edition and vanished from the streets for ever.

Even then the carnage was not over. Just before Christmas, the New York Daily News was back in the headlines when its owners, the Chicago Tribune Company, put it up for sale and strongly implied that they would shut it down if no one stepped forward.

These were only the most publicised closures. Elsewhere in the U.S. many smaller papers have been closed, sold or transformed into free sheets in what is turning out to be an especially bloody phase in the perennial shake-out of the traditional press.

As before, the reasons are familiar ones. The Star and the Bulletin were afternoon papers whose delivery systems were choked by rush-hour traffic, and whose news was stale when it reached homes where people were watching the evening news on television.

Once a newspaper goes into decline, the economics of the business mean the stronger paper can acquire more than its share of the advertising: the Star's competitor, the formidable Washington Post, had nearly twice its circulation and more than twice its advertising revenue.

The Philadelphia Bulletin saw its circulation dwindle from 700,000 to 465,000 until it became what one of its editors called "a dinosaur—unable to hold itself up."

The Philadelphia Journal lost out on advertising revenue too. "The cake had to be sliced between 35 radio stations, a dozen television stations and four daily newspapers," said its owners, Quebecor or Montreal, bluntly illustrating the enormous competitive pressures facing both the electronic and printed media.

The New York Daily News' problems belong to a different category. With one of the largest and most loyal readerships in the country (1.5m copies a day, nearly equivalent to its two competitors combined), the Post and the Times, it would appear to enjoy an unassailable position.

The News is weighed down by the legacy of the past, however.

price.

The closure of the News would be a major tragedy for the city, whose spirit if embodied, and the New York authorities have promised to help with tax incentives and other official assistance if that will keep it alive. Should it die, the winner will be Murdoch who will have the entire popular market, morning and evening, to himself with an opportunity to turn the loss-making Post into a money-spinner.

Aside from losing jobs and business, these closures have raised concerns about the gradual concentration of newspapers into a few large groups. Many American cities now have only one newspaper, for example, Washington and the Post. If they have two, they tend to be morning and afternoon papers owned by the same group, as in Philadelphia where the Knight-Ridder group now has supreme.

Knight-Ridder owns nearly 50 newspapers with a total daily circulation of 3.6m. Gannett, another large chain, owns nearly 30 newspapers in 35 states. Both are profitable. Knight-Ridder's profits were up nearly 10 per cent to \$100m last year. Gannett's were up 13 per cent to \$172m suggesting that there is still a place for large, broadly-based newspaper groups.

Gannett is also determined to prove that the newspaper business need not be an endless saga of closures. In one of the most ambitious new publishing ventures for some time, Gannett plans to launch the United States' first nationwide newspaper this autumn. To be called USA Today, it will start in Washington and gradually expand over the next six months into 15 of the 20 markets.

The performance of the paper, needless to say, will be closely watched. It could become the latest ill-fated venture, or equally well indicate the start of a new era.

President Ronald Reagan, whose cultivated image is one of sunny amiability, has displayed the first sign of exasperation with his favourite medium, U.S. television.

Frustrated by the obstinate refusal of the recession to come to an end, he has resorted to the classic ploy of politicians worldwide when cornered—blame the press.

In an interview with the *Daily Oklahoman* this week, Mr Reagan reveals what one side in his usual bickering confidence. The television networks, he said, were contributing to the delay in economic recovery by constant "downbeat" news coverage.

"You can't turn on evening news without seeing that they're going to interview someone else who has lost his job or they're outside the factory that has laid off workers or so forth—the constant downbeat—that can contribute to slowing down a new recovery that is in the offing," the President complained.

Describing television, which he has so often exploited to his advantage, as "an entertainment medium, looking for the eye-catching and spectacular," Mr Reagan continued: "Is it news in some fellow out in South Suckolash, someplace had just been laid off that he should be interviewed nationwide?"

When a reporter asked him whether his "rightful image as a compassionate, kind, generous man could be eroded by this sort of thing," Mr Reagan replied: "I think there's not only a possibility, I think they've done a pretty good job of it. I'm scrupulous to a lot of people and, if they only knew it, I'm the softest touch they've had for a long time."

Increasingly, according to his officials, the President privately criticises what he regards as negative coverage by the press.

# Calls to raise taxes 'disappoint' Reagan

BY ANATOLE KALETSKY IN WASHINGTON

PRESIDENT Ronald Reagan yesterday told a conference of U.S. manufacturers that he was "disappointed" with calls from the business community to increase taxes. Blaming the recession on a "legacy of misguided policy," he said that raising taxes was "like feeding a strap pup. The Government just follows you home and sits on your doorstep asking for more."

Earlier, Mr Paul Volcker, chairman of the Federal Reserve Board, said that an early resolution of the stalemate over the 1983 budget was the most urgent requirement for re-establishing confidence in the financial markets.

But as Mr Volcker was speaking to the National Association of Manufacturers here, indication grew on Capitol Hill that a compromise between Democrats, Republicans and the President was no in prospect.

The Democratic Chairman of the House of Representatives Budget Committee, Mr James Jones, is now so convinced that a bipartisan alternative to the President's budget is impossible that he has suggested simply putting the original budget to the vote on the floor of the House, with the near certainty that the resolution would be defeated.

Mr David Stockman, the White House Budget Director, told the same conference however that he sees "the beginnings of a solution" to the impasse, but added that any attempt to tamper with President Reagan's personal tax reductions was "a formula for political deadlock."

# U.S. warns on missiles for Cuba

WASHINGTON—Mr Casper Weinberger, U.S. Defence Secretary, said yesterday the Reagan Administration would not tolerate any stationing of Soviet nuclear missiles in Cuba.

Such a move would violate the U.S.-Soviet understanding that ended the 1962 Cuban missile crisis and resulted in removal of Soviet missiles from the Caribbean island, he said in a television interview.

Mr Weinberger was responding to a speech by Soviet President Leonid Brezhnev this week in which, Western officials said, the Kremlin leader seemed to threaten that Moscow might put missiles in Cuba if Nato deployed 572 new missiles in West Europe as planned starting late next year.

"If there is any kind of threat of that sort, I would assume we would deal with it in the same way we did in the 1960s," Mr Weinberger said.

Asked if he was specifically threatening the same kind of U.S. naval blockade of Cuba that ended the 1962 crisis, he said: "No. I'm talking about whatever would be necessary to do not to have missiles in the Cuban area."

Mr Weinberger described as "obscure the warning in the Soviet leader's speech last Tuesday announcing a freeze on deployment of Soviet medium-range missiles in Europe."

"We don't know what he was talking about. It was a very obscure, ambiguous phrase."

Mr Brezhnev said that if Nato went ahead with its planned deployments, "this would compel us to take retaliatory steps that would put the other side, including the United States itself, in an analogous position."

President Ronald Reagan said yesterday the Government had not completed its analysis of Moscow's warning that it would take "retaliatory steps" if the U.S. carried out plans to install new medium-range missiles in Europe.

"We're studying all the implications in that," Mr Reagan told reporters.

He was speaking at a White House ceremony at which he nominated new Chiefs of Staff for both the U.S. Army and Air Force. The men are General Charles Gabriel and Admiral James Watkins respectively.

The Senate is expected to give routine approval to the nominations.

# 'When recovery comes we will be ready to support it with lending for working capital and investment'

## 'For some time now, we have been giving special support to many of our borrowing customers, ranging from countries and multi-national corporations to small businesses and individuals'

Extracts from the statement of the Chairman, Sir Jeremy Morse, in the 1981 Report and Accounts of Lloyds Bank

1981 was a good year for Lloyds Bank. A marked improvement in operating results was partly offset by a substantial increase in provisions for bad and doubtful debts—the inevitable reflection of continuing economic difficulties around the world.

Pre-tax profits of the Group were £386 million, 33% up on the previous year's £290 million. This percentage rise should be measured against an inflation rate of about 10% in the main countries. Current cost accounts, which make adjustments for inflation, show pre-tax profits 51% up at £248 million.

**Gains**

Improved efficiency has helped us to gain market share, increase productivity and contain costs. 65% of the rise in pre-tax profits came from international banking, the improvement in Britain being masked by the down-turn in the interest rate cycle.

In some countries and industries economic conditions are almost as bad as 50 years ago, and there is no sign of early relief. Britain in particular is being jolted, by a mixture of circumstances and policy, through a testing period of retrenchment and change.

**Hope**

The main ground for hope is the possibility that the British economy will emerge in better competitive shape for the future, particularly on the industrial side. When recovery comes, we will be ready to support it with lending for working capital and investment.

Financing worthwhile projects has always been a banker's business. In these times, banks have to be prepared to lend longer, which makes the quality of credit judgements even more crucial. Also, international projects have grown in size. By helping to win large contracts abroad, banks can contribute to the preservation of jobs in the exporting country, which in our case is most often Britain.

**Support**

Profitability plays an important part in all this, but it is far from being the whole story. For some time now, we have been giving special support to many of our borrowing customers, ranging from countries and multi-national corporations to small businesses and individuals.

To protect our depositors against the risks that this involves, we must keep our capital position sound. At the end of 1981, the Group's total assets had risen to £27 billion and deposits to £25 billion. The ratio of this latter figure to total capital and reserves was 11.5 to 1, and to free capital (which excludes capital tied up in premises and equipment, and in investments that cannot be quickly realised) was 19.5 to 1.

These ratios are satisfactory, but they would have been better by a full point if 1981's retained profits had not been reduced by £59 million through the ill-judged special levy imposed on United Kingdom banks.



Copies of the 1981 Report and Accounts are obtainable from the Secretary, Lloyds Bank Ltd, 71 Lombard Street, London EC3P 3BS.

# Lloyds Bank



Lloyds Bank Plc, 71 Lombard Street, London EC3P 3BS

Lloyds Bank has 2,341 branches throughout the United Kingdom and there are also, in 47 countries, 615 other branches and offices of the Lloyds Bank Group, including those of Lloyds Bank International, The National Bank of New Zealand, Lloyds Bank California and Lloyds and Scottish.

# Control of Fed claim

BY OUR WASHINGTON CORRESPONDENT

MR HENRY REUSS, chairman of the Congressional Joint Economic Committee, claimed yesterday that contrary to the widely-held belief that the U.S. Federal Reserve Board is politically independent, Congress can issue it with instructions which the board of governors would be legally obliged to follow.

He said the idea that the Fed, which is responsible for the conduct of U.S. monetary policy, is "independent" is based on a constitutional confusion between the powers of the President and the Congress.

While the Fed is independent of the President, it is "the creature" of Congress and must follow congressional directives, even if these are not supported by the President, he said.

Testifying before the House of Representatives budget committee, Mr Reuss cited a long series of statements by Congressmen and chairmen of the Fed going back to the 1860s, in support of his view that the Congress could instruct the Fed to relax monetary policy.

The Fed yesterday acknowledged this interpretation of the constitutional position, adding: "The Federal Reserve has always faithfully carried out the directives of Congress, although there has never in the past been a directive conflicting with the board's own views on monetary policy. The Fed's independence is only from the executive branch of the Government. The Fed was established by Congress and Fed chairmen have always said that it is the creature of Congress."

Mr Reuss said that Congress should pass a "do-it-yourself budget resolution" restricting increases in military and non-military spending and repealing the planned 1983 tax cut.

23-25 MARCH

# INDUSTRIOUS OLDHAM

An Exhibition of Oldham Manufacturing Companies

QUEEN ELIZABETH HALL

INTERNATIONAL BIDDING

KASPER E CIA. LTDA., planning expansion of their industrial unit located in Pelotas, Rio Grande do Sul - Brazil. It is interested in acquiring machinery and equipment for the extraction of vegetable oils. The purpose of this communication is to invite interested suppliers to present their proposals in writing to the following address:

Rua Barao de Maua, No. 351 Pelotas - RS - Brazil - CEP.96.100

Handwritten signature or mark at the bottom of the page.







UK NEWS

Banks fear effects of tax credit restriction plans

BY PETER MONTAGNON, EUROMARKETS CORRESPONDENT

The British Bankers' Association, which represents British and foreign banks in London, is expected to write to Sir Geoffrey Howe, the Chancellor, to express its anxiety about plans to limit tax credits available in Britain on international banking business.

Revenue's share of taxation falls

BY ROSIN PAULLEY

The Inland Revenue's contribution to total central government taxation fell for the fifth successive year in 1980-81, when it reached 55.2 per cent, the lowest level since the Second World War.

Delta opens doors for design testing

By Lorne Barling

SOME OF the world's most modern computer-aided design and manufacturing (CAD/CAM) equipment, in operation at Delta Computer Aided Engineering in Birmingham, has been made available for trial purposes to UK companies through a Department of Industry scheme.

Officers go to battle on war pay

Raymond Snoddy on the PoWs fight for financial 'justice'

CAPTAIN HUGO BRACKEN, a Navy flyer shot down north of Norway in July, 1944, and who spent the rest of the war in concentration camps, is embodied in another kind of battle now.

Today he will go to the Ministry of Defence, armed with a briefcase stuffed with copies of obscure documents from the Public Record Office.

1973, although some accounts were credited before liberation. The crux of the issue, however, is how much of the deductions on officers' pay was refunded after the war.

U.S. shoemaker brings jobs boost to steel town

BY HAZEL DUFFY, INDUSTRIAL CORRESPONDENT

A FACTORY is being opened in the UK by New Balance Shoes, a U.S. specialist running shoe manufacturer.

Brasher, the journalist and former athlete whose Fleetfoot company has sole distribution rights of New Balance shoes in the UK, will be a director.

Private sector 'should assist NHS'

BY GARETH GRIFFITHS

BRITAIN'S private medical sector should share the burden of more difficult health care problems, such as the old and the mentally handicapped, as a condition of registration by district health authorities.

standards of health care. First, the Department of Health and Social Security should develop a national standard for pay and working conditions for both sectors, and the private sector should be encouraged to put greater emphasis on training.

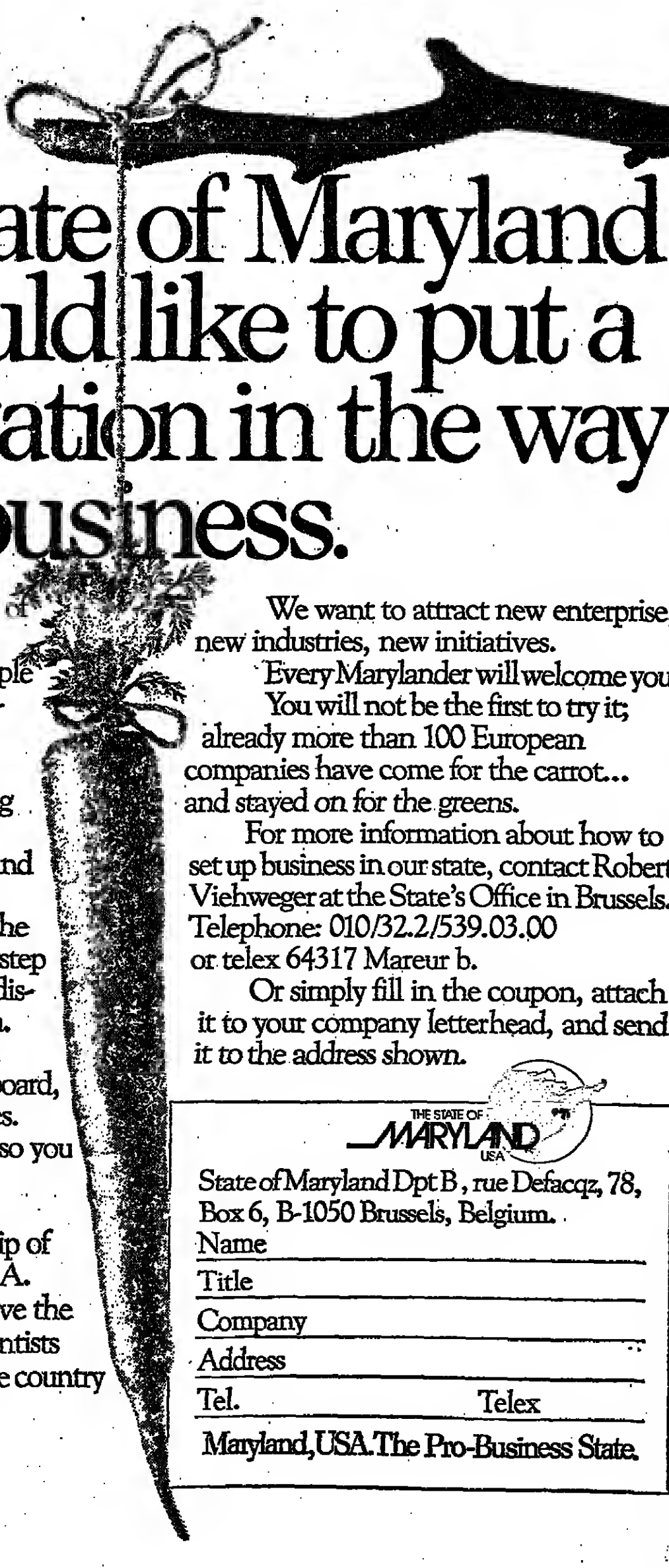
Three join Alexander Howden board

Mr John A. Bogardus Jr, president and chief executive officer, and Mr Richard E. Lynn, senior vice president of Alexander and Alexander Services Inc, have joined the board of ALEXANDER HOWDEN GROUP, together with Mr Ian H. Dean, chairman of underwriting.

manager of Manufacturers Hanover Trust Company in London, has been appointed chairman of the AMERICAN BANK ASSOCIATION OF LONDON.

The State of Maryland, U.S.A., would like to put a little temptation in the way of British business.

The carrot is the universal symbol of incentives. In Maryland we offer business people the biggest incentive of all - a commitment to help protect your profits - the lifeblood of your company.



Form for requesting information about Maryland business incentives, including fields for Name, Title, Company, Address, Tel., and Telex.



UK NEWS

McNee will retire from Met. police in October

By Lisa Wood
SIR David McNee, the Metropolitan Police Commissioner, is to retire in October, the Home Office announced yesterday.

The announcement comes after considerable speculation about whether Sir David, who is 56, would extend his five year appointment, which he took up in March 1977.

It was disclosed yesterday that Mr William Whitelaw, the Home Secretary, asked Sir David last October to stay for a further term, but Sir David agreed to stay only until October this year.

A statement he said: "When appointed in March 1977 I agreed to serve five years. By October next I will have done that and more. Last autumn, when discussing my retirement date with the Home Secretary, from whom I have always had the fullest help and support, I was honoured and flattered when he asked me to serve for a further term."

No further details have been given by Sir David who is to give a Press conference nearer the date of his retirement. Police commissioners officially retire at 60 but can continue until 62 by extension of their terms of office.

Sir David won the nickname of "The Hammer" while in Glasgow, where he served as Chief Constable of Strathclyde until 1977. He succeeded Sir Robert Mark as head of the Metropolitan Police. Sir Robert retired at the age of 60 after five years in the job.

At the time a major issue was corruption within the London force and Sir David's appointment introduced a man who was free from connections with Scotland Yard.

Haughey pleased with U.S. visit
MR CHARLES HAUGHEY, the Irish Premier, back from a visit to the U.S. said yesterday that he thought President Reagan fully understood the new Irish Government's policy on Northern Ireland.

He added that he was pleased with his reception, particularly among Irish-American politicians. Meanwhile, Mrs Margaret Thatcher, yesterday praised President Reagan for his condemnation of Irish terrorism and call to Americans not to contribute towards violence.

Steel company to shed 340 jobs
UNION LEADERS at Firth Brown, the Sheffield-based private steel producer, have been told that the company wants more than 340 redundancies among its 3,200-strong workforce.

The management hopes talks on redundancies will be successfully completed within a few days. Union representatives have been instructed to negotiate the best possible terms.

CBI to fight worker directors plan

By JOHN ELLIOTT AND JOHN LLOYD

THE Confederation of British Industry is to link up with other Common Market employers' organisations to try to block plans for legislation on worker directors, which are expected to be considered by the European Parliament in May.

The plans approved by the parliament's legal affairs committee in January, basically suggest four options for giving workers a statutory right to seats in a company boardroom or on a consultative council, or to negotiate on company decisions.

The proposals form the latest stage in the 10-year life of the EEC's fifth directive on industrial democracy. They are known as the Guertsen proposals after the Dutch Member of the European Parliament who acted as secretary of the legal affairs committee.

They are reviving the battle lines drawn up in the UK in the late 1970s by the CBI and the TUC when the Bullock Report's proposals for worker directors were being considered by the then Labour Government.

Along with other European Labour movements, the TUC is pushing strongly for the EEC legislation. During the past two years it has developed plans for industrial democracy which, while going further than the Guertsen proposals, are broadly in line with them.

The Guertsen proposals basically give workers' rights in companies with more than 1,000 employees to choose one of four options:
• Collective bargaining between employers and employees on company decisions.
• A two-tier board structure with workers having between one-third and a half of the seats on a top-tier supervisory board. Shareholders would retain rights to make final decisions.

• A single board structure with workers having between a third and a half of the 000 executive directors' seats. Ultimate shareholders control would be retained because executive directors would have seats.

• Seats for workers on a company council below board level which would have the same right to information and consultation as if the workers were in the boardroom.

The TUC also sees proposals for greater disclosure of information which are being developed separately by the European Commission as a potentially valuable bargaining tool. These are known as the Vredeling-Davignon proposals, after the two European Commissionists who have been in charge of the subject.

The TUC has, in the last two years, developed plans for industrial democracy which, while going further than the Vredeling proposals, are broadly in line with them.

When it sees what emerges from the European Parliament, the CBI will consider whether to abandon its wholesale opposition to legislation in favour of fighting the proposals in detail, hoping to water them down.

To support its opposition to legislation, it is urging member companies to introduce their own employee involvement arrangements voluntarily.

But CBI leaders recognise that it may be impossible to stop either the European Parliament and then the European Commission going ahead with some version of the Guertsen proposals. It estimates that these might then be forced on to member states after 1986.

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New National Savings issue offers sharply reduced return

By ROSEMARY BURR

THE 24th issue of National Savings certificates will offer investors a return of 8.9 per cent after five years free of tax. This is a sharp decrease on the rate available until 10 days ago on the 23rd issue.

The maximum holding is £2,500, half the amount individuals were permitted to hold of the 23rd issue. The Government is placing less emphasis on National Savings in 1982-3 than in the current year.

In setting the rates on the 24th issue the Government is underlining its commitment to bring down interest rates and get inflation into single figures this year. The gilt market is likely to bear the brunt of the government funding programme in the coming year.

The 24th issue will go on sale on April 19 in units of £25. The return after the first year will be 7.2 per cent. This will rise in stages to 11 per cent in the fifth year.

The Treasury has estimated that inflation for the year beginning April 1982 will be 7.1 per cent. This means that if the Treasury's predictions are accurate, holders of the 24th issue will get a return beneath inflation in the first year.

For standard-rate taxpayers the return on the 24th issue is held five years to maturity is equivalent to 12.74 per cent gross.

In the first few years the gross return to standard taxpayers is lower than the present return on building society shares. Last week the societies reduced the rate paid to investors by the equivalent of 1.43 per cent in the gross rates to 12.5 per cent.

There is likely to be little demand for the 24th issue. Nearly £1bn was invested in the 23rd, which carried the highest-ever rate for investors. On the final day of its sale about £200m was switched from banks and building societies into national savings.

Table with 4 columns: Year, Value at 24th issue, Return %, Compound return %

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Sharp rise in sales by unit trust holders

By Eric Short

UNIT TRUST holders appear to have resumed selling and turned over their holdings after several fairly inactive months.

Repurchases in February rose by almost £16m on the month to a high of £44.2m. This more than offset the rise last month in unit trusts sales, which climbed by more than £1m to the respectable total of £72.2m.

This figure was boosted by the launch in February of eight new trusts, mainly overseas and specialist funds, and £3m utilisation of the Internal Life Funds of National Employers' Life's Nestor Gift and Fixed Interest Fund.

Despite that boost, however, the size of repurchases meant that net new investment in unit trusts declined by more than £1m in February from £28.5m to £27.5m—only half the amount of new investment in February of last year.

Figures for both sales and net new investment should be adjusted to allow for the £3m utilisation and indicate that February was a quieter month for new investment in the unit trust industry compared with recent months.

Mr Mark St Giles, chairman of the Unit Trust Association, said he was satisfied with the figures. He felt an important feature of sales in 1982 was a revival in investment in UK funds and investors showing caution over US funds.

Investment in unit trust gift funds remained steady.

The total value of unit trust funds at the end of February amounted to £6,940m—more than £100m lower than at the end of January. The drop was due mainly to the fall in the UK equity market in the month.

The number of investors in unit trusts rose by 10,000 in February to 1.79m.

Perhaps the greatest threat to the Plan for Coal has been the recession, which cut NCB sales from about 125m tonnes in 1979 to 100m tonnes this year—just at a time when the board's production and productivity has been rising.

The result has been greater dependence on the Government, which in 1980 published a Bill to make the industry break even by 1982/84. It had to drop this target last year when faced with a miners' strike over threatened pit closures and Sir Derek yesterday suggested that the board would not be able to break even without grants until 1988—if then.

Over the next few years the board is likely to face government pressure for tighter expenditure controls.

On pay, Sir Derek and Mr Gormley suggest replacing the annual talks with a three-year contract. "Far too much of one's time in a year has to be taken up with this issue," Sir Derek complained.

Mr Gormley confessed there would be opposition in the NUM to that proposal, however.

The left do not want it and it may be confidently supposed that Mr Arthur Scargill will have none of it, Mr Mick McGahey, the NUM vice-president, rejected it yesterday as "a non-starter."

The right are not too keen, either. Mr Ray Chadburn, presi-

'British' diesel cars out soon

By KENNETH GOODING, MOTOR INDUSTRY CORRESPONDENT

THREE "British" diesel-engined cars are to be launched soon: but all will use foreign engines.

A turbo-charged Rover saloon with a diesel engine is to be announced at the Turin Motor Show next month. It will incorporate a four-cylinder, 2.5 litre diesel engine made by VM, the state-owned Italian concern.

The diesel Rover is aimed particularly at markets in Italy, France and West Germany, where diesel cars account for 7 to 10 per cent of total new car sales, compared with under 1 per cent in the UK.

However, the Rover diesel is likely to be offered in Britain later this year.

In June, two diesel cars wearing Vauxhall badges will go on sale. Vauxhall will use the 1.6 litre "Family Two" diesel engine produced by Opel, its sister company in West Germany.

Both Vauxhall and Opel are owned by General Motors of the U.S.

The Vauxhall Astra and Cavalier will be "British" because they will both be assembled in the UK at Ellesmere

Port on Merseyside and at Luton, Bedfordshire, respectively.

Vauxhall believes the diesel Cavalier in particular could carve out a new niche in the market by being the only "British" model available to fleet buyers.

However, the first British diesel car with a British engine is likely to be the Ford Escort. Ford has spent £17m "dieselize" its old 1.6 litre Kent engine which will be produced at Dagenham.

This project has been pulled forward six months so that production can start early next year, according to the Engineer magazine. Ford refuses to discuss future products but it could be that the group does not want the diesel Cavalier to gain too much of a lead in the fleet market.

Meanwhile, BL is pressing on with its long-delayed attempt to produce an adequate small diesel based on its "O" Series engine.

BL is also involved in a joint venture with Perkins to dieselize the Rover V8 engine

at a cost of £10m. This project is on schedule for launching in the autumn of 1983.

The engine should power new Land-Rover models which should be available by then.

The Rover V8 diesels will be manufactured at the Acocks Green, Birmingham, engine plant where output currently is only 550 a week compared with a capacity of 2,000.

Mr Mike Hodgkinson, Land-Rover's managing director, estimates production of the new diesel will be 500 to 600 a week.

Perkins has the right to assemble the engine from Land-Rover-produced components—and sell it to its usual customers. Perkins is likely to concentrate mainly on marine sales.

Originally there was a plan to install the Italian VM diesel in the Range Rover as an interim measure until the Land-Rover Perkins unit was available. But Range Rover sales are so buoyant at the moment because of the success of its four-door version, this might not be done.

Canning plans £1.75m factory

By ARTHUR SMITH, MIDLANDS CORRESPONDENT

DETAILS of a £1.75m project, which it is claimed will provide the biggest self-contained factory to be built in Birmingham over the last three years, have been given by W. Canning, the electronics, chemicals and metals company.

But Mr David Probert, chief executive, criticised the Government's economic strategy and the "Alice in Wonderland" rating policy of the local authority.

W. Canning Engineering, which claims to be Europe's largest manufacturer of plant and equipment for metal finishing, will move into a 71,000 sq ft building expected to be completed by the end of the year.

Mr Probert said the decision could be seen as "an act of madness" by a capital goods group the day after the FT index had fallen 12 points. There was no sign of the recession lifting, and the company's major customer—aerospace—was suffering from the downturn.

But he said investment was necessary for a company like his which exported 55 per cent of its output of 50 countries. It was essential to offer modern facilities in order to compete with West Germany, Japan and the U.S.

Mr Probert said that the problem of manufacturing industry in the West Midlands was a lack of home demand.

Mr Probert said the Government had failed completely to understand the collapse that

was taking place in UK capital investment.

The Canning group had cut its labour force from 2,300 to 1,300 over the past 30 months. The engineering company, faced by a drop in volume demand of about 25 per cent had more than halved its employees to 213.

Mr Probert said Birmingham had not been the ideal site for the new factory as incentives were on offer to move to other parts of the country. However, the key factor was the need to keep together a skilled and loyal labour force.

The high level of rates in Birmingham had influenced the move. The company would pay only half the rate for the modern factory that it currently paid in its old-fashioned multi-storey 3'0-00 sq ft building.

heating—by 1p a gallon, and medium and heavy fuel oil—used to raise steam in power stations and industrial boilers—by 0.9p a gallon. These price cuts are the equivalent of reductions of between £2.15 and £6 per tonne.

Esso reduced the retail derv price by 1.9p a gallon, and said that it expected pump prices to go down by around 2.5p a gallon.

Phillips cut derv and gas oil prices by £5.30 a tonne, kerosene by £2.74 a tonne and fuel oil by £2.15 a tonne. Other oil companies are expected to make similar reductions during the next week.

Esso, Phillips cut oil product prices

By SUE CAMERON

ESSO and Phillips Petroleum last night followed the lead given by Shell on Wednesday, and slashed oil product prices for their commercial customers by between £2 and £6 a tonne.

But the oil companies are admitting privately that the move to lower wholesale prices is little more than a formality. They say price cutting—in the form of ever-larger rebates to bulk buyers—has been going on for months.

Last autumn many manufacturers buying derv, gas oil—used for heating—and fuel oil were receiving rebates of between 10 and 20 per cent. The biggest rebates were on fuel oil, where UK demand dropped

by more than 18 per cent between 1980 and 1981.

But industry experts say that, in the last six months, the size of the rebates that oil companies have been giving their customers has risen by as much as 50 per cent.

Last night Esso said its oil product prices, which often go into effect at midnight, were a recognition of the "continuing surplus in crude production and in refining capacity."

Esso has cut the prices of its petrol, derv and gas oil to commercial customers by 3p a gallon.

It has also cut regular kerosene—used for domestic

Hope burns bright as kings of coal pay their respect

IF THE Gods were to institute a "professional optimism of the year award," there could be few more worthy recipients than Sir Derek Ezra, the outgoing chairman of the National Coal Board, and Mr Joe Gormley, the retiring president of the National Union of Mineworkers.

"We have an industry which has recovered from the doldrums and is surging forward," Sir Derek said yesterday at a joint news conference with Mr Gormley. "So we say to our successors—keep on that path."

In the midst of Britain's worst recession for 50 years, there can be few industrial leaders who would dare to make such an ebullient statement—particularly if their company depended, as will the NCB in 1981-82, on £460m of taxpayers' money to break even.

But Sir Derek and Mr Gormley—who assumed the leadership of each side of the industry in 1971 and will retire this year—could be forgiven, perhaps, for a rose-tinted view of the industry yesterday.

The two men have presided over a remarkable transformation in the coal industry's fortunes. In 1971, when oil was still cheap, the NCB looked set

for irrevocable decline. Today, despite dependence on government grants, its long-term outlook appears bright.

The big turnaround came in 1973-74, when the price of oil quadrupled and coal became the "fuel of the future."

The NCB, NUM and the Government drew up in 1974 a scheme for the revival of the UK industry—the Plan for Coal. That set in motion a huge capital expenditure programme to modernise pits and boost output. To date, more than £3bn has been spent.

Both men agreed yesterday that the Plan for Coal was their proudest achievement. Mr Gormley said: "It established a new feeling in the industry. It gave it a dignity that was not there before." Yet progress under the plan has been mixed. The modernisation of old pits—such as Selby, in Yorkshire—has given the UK some of the most efficient collieries in Europe.

But the NCB's elderly, loss-making pits have been closing at a slower rate than the plan envisaged. The result is that the NCB's productivity is only slightly higher than 10 years ago.

The Derek and Joe show takes a curtain call. Martin Dickson and John Lloyd report.



TAKING A BOW... Sir Derek Ezra, right, with Mr Joe Gormley at the Coal Board headquarters in London yesterday.

Sir Derek pointed out yesterday that for years the NCB had been starved of investment; it took time for the new injection of capital to produce results. Since 1978/79, productivity had been improving, he said.

Perhaps the greatest threat to the Plan for Coal has been the recession, which cut NCB sales from about 125m tonnes in 1979 to 100m tonnes this year—just at a time when the board's production and productivity has been rising.

New managing director at Times Newspapers

By IAN HARGREAVES

MR BILL GILLESPIE, former deputy managing director of Times Newspapers, was last night named managing director of the group in succession to Mr Gerald Long.

Mr Douglas Home spoke of the need for reconciliation between warring groups of journalists, and said his main editorial priority would be accuracy, which some feel was diminished under Mr Evans's leadership.

He said there would be no going back on the changes in the style of the Times introduced by Mr Evans, including emphasis on sport and general news at the expense of business coverage.

Another change announced yesterday was the appointment of Sir Edward Pickering as executive vice-chairman of Times Newspapers.

Sir Edward, a former editor of the Daily Express and a member of the Press Council, will relinquish his position as one of the independent national directors of the Times.

Mr Evans's successor, Mr Charles Douglas-Home, yesterday delivered a formal

inaugural address to Times journalists, after being confirmed as editor by the paper's independent national directors on Wednesday night.

Mr Douglas-Home spoke of the need for reconciliation between warring groups of journalists, and said his main editorial priority would be accuracy, which some feel was diminished under Mr Evans's leadership.



# Plessey workers vote to end sit-in at Scottish factory

BY MARK MEREDITH, SCOTTISH CORRESPONDENT

WORKERS IN the Plessey capacitor factory at Bathgate, near Edinburgh, voted yesterday by nearly three-to-one to end a sit-in after about 90 days and accept a proposal which would keep the plant open.

The sit-in began late in January following Plessey's decision to close the factory. About 320 jobs at Bathgate would have been lost, so about 300 workers, most of them women, decided to occupy the premises.

Following talks with management in London this week, the workers were presented and agreed to a plan under which Bathgate would be bought out as part of a takeover of Plessey's capacitor factories in Britain, Italy, West Germany and the U.S. by Arcoelectronics Company.

About 80 jobs are to be saved at Bathgate and there are hopes that more may follow later. A union official at Bathgate said that as part of their agreement, Plessey had agreed to underwrite the wages of the 80 workers for a year.

Full redundancy pay is being restored too for participants in the strike who have been dismissed. Plessey took the protesting workers to court so as to end the occupation, however, proceedings were suspended on news of a possible buyout. Mrs Ina Scott, one of the union convenors at the plant, said she did not consider the vote a defeat since she had originally faced the future with no plant and no job.

The sit-in is to continue until tomorrow while details are worked out with management and the workers decide which or them will get the 80 remaining jobs.

The sit-in became a focal point for Bathgate's problems of unemployment and industrial decline. Many of the women at Plessey have sons or husbands at the nearby Leyland vehicle works, which was also a strike last month.

# BSC in Ravenscraig productivity deal

BY MARK MEREDITH AND BRIAN GROOM

BRITISH Steel Corporation and its biggest union have reached agreement on a pay and productivity scheme for the Ravenscraig and Gartcosh steel works — averting a crisis at the Scottish complex.

The work scheme led to a strike by the Iron and Steel Trades Confederation, representing about half the workforce, last week. BSC warned that the future of the plant, which has been making heavy losses, was at stake unless an agreement on productivity was reached. Similar agreements have been reached at most of BSC's other steel plants in Britain.

Of five key integrated works, only Souththorpe has yet to reach one. The local productivity negotiations, providing increases in lump-sum bonuses which in some cases will give double-figure pay increases, are taking the place of a national pay award.

Unless trouble erupts at the remaining works yet to sign — which is not expected — BSC will have largely achieved its substantial productivity changes. These include: redundancies towards the corporation's target of a 92,400-strong workforce by next April; key agreements on flexibility between grades; and modified manning levels.

This has been achieved in spite of initial opposition from the ISTC, which threatened a national overtime ban before agreeing to the local deals in February. About 200 of the 600 jobs to be phased out at Ravenscraig were to come from members of the Iron and Steel Trades Confederation. About half the 600 have already left. The union staged its walkout when management tried to implement the changes without agreement. Talks resumed and the strike ended after discussions between Mr Bill Sims, ISTC general secretary, and senior officials from BSC. British Steel gave unions until the 19th to reach agreement.

The Ravenscraig and Gartcosh complex comprises one of British Steel's most modern works. Under a modernisation plan started in the mid-1970s, the works achieved a very good pedigree for steel production — producing about 80 per cent of its steel with the modern heat and labour saving system of continuous casting.

As the plant, part of the British Steel strip products division, was completing its modernisation one of its main customers, the Chrysler Linwood works nearby, was closed, nearly one year ago.

Geography has tended to work against the plant, and Ravenscraig has had to write transportation into its costs of production. Union officials yesterday were optimistic about the outlook for the plant. "We have a future and we will stand by our agreement. We are ready to break more records in steel production," Mr David Henderson, an ISTC official at the plant, said.

# Jobs Bill attacked at women's conference

BY MARK MEREDITH, SCOTTISH CORRESPONDENT

WORKERS ARE being bribed by the Government to desert their trade unions, according to Mrs Marie Patterson, chairman of the TUC Women Conference which opened at Bournemouth yesterday.

The Employment Bill proposes generous compensation for people dismissed as a result of union membership agreements. But Mrs Patterson, chairman of the women's advisory committee, said: "It offers financial bribes to workers not to be trade union members."

"There is no doubt that the Government's intention is to make effective union membership, agreements and arrangements unworkable. A worker, dismissed for non-membership, could be awarded £2,000 by an industrial tribunal and a minimum of £10,000 if re-instatement is impracticable."

Mrs Patterson, a TUC member for 18 years and its longest serving member, also saw the Bill as a further attack on women workers.

She accused the Government of taking advantage of rising unemployment to divide workers by suggesting that women were taking men's jobs.

# Moderate unions in recruitment pact

BY BRIAN GROOM, LABOUR STAFF

TWO moderate TUC unions launched a joint move yesterday to increase their memberships among professional and managerial staffs in aerospace, engineering and shipbuilding.

The pact is between the Electrical and Engineering Staff Association (Eesa) — which is the staff section of Mr Frank Chapple's Electrical and Plumbing Trades Union (EPTU) — and the Engineers' and Managers' Association (EMA).

The Eesa and EMA have hurried their differences in an attempt to gain an advantage over their more left-wing rivals in a field which is open to further unionisation.

Mr John Lyons, EMA general secretary, said their initiative was bound to be resented by the Technical, Administrative and Supervisory Section (TASS) of the engineering union, and by the Association of Scientific, Technical and Managerial Staffs (ASTMS).

The cornerstones of the Eesa-EMA effort is to be a joint approach to the Engineering Employers' Federation, seeking national recognition for collective bargaining. The EEF recognised five white-collar unions, but not Eesa or EMA.

These two will now seek bargaining rights for senior staff. Mr Lyons recognised that the EEF would be the major area of difficulty, but he said "they cannot brush us off."

The unions' joint approach will be backed by an assurance to the employers that there will be no difficulties between the two over recruitment.

EMA wants to join the Confederation of Shipbuilding and Engineering Unions, of which the EPTU is a member, but TASS, in particular, has marshalled stiff resistance to this.

The agreement with the EEF would not mean national pay talks, but it would bolster both unions' efforts to win recognition in a large number of EEF companies.

The two unions have a total membership of 15,000 among managerial staff in aerospace, shipbuilding and engineering, but hope to recruit considerably more. Shipbuilding management is already strongly unionised, but they estimate that there is a potential for bringing in 10,000-12,000 new members in aerospace and over 150,000 in engineering.

# Civil Service unions vote to accept new technology

BY PHILIP BASSETT, LABOUR CORRESPONDENT

THE GOVERNMENT secured trade union acceptance yesterday of an interim agreement on introduction of new technology in the Civil Service.

The agreement, which comes into force on Monday, includes a guarantee that no compulsory redundancies will arise from the agreement's two-year lifetime.

For the Government, the deal is a breakthrough in its efforts to introduce more computers into the Civil Service. The service is already the largest single user of computers in the UK, with 650 medium-to-large computers, 700 micro-computers and 600 word-processors already in use.

For the Civil Service unions, the agreement provides a breathing space until what they hope may be a better political climate.

They have not sold the pass on such major areas as computerisation of Pay-As-You-Earn taxes, which falls outside the two-year period, though pilot studies are going ahead, but have also won no improved benefits, particularly a shorter working week, in return.

The agreement offers the unions considerable consultation on introduction of new technology, though it acknowledges that it will result in loss of a number of jobs.

A special meeting of the full Council of Civil Service Unions approved the deal yesterday by 48 votes to 17. This vote was expected after the votes of individual unions, and particularly, after the Inland Revenue Staff Federation delivered a key vote in favour.

Even assuming a default rate of 10 per cent, the computer model predicts that the fund's annual income via savings would eventually stabilise at £400,000 per annum after six years.

Mr George Wright the Wales TUC General Secretary, said they were looking for a positive response from Mr Edwards. He noted that the Scottish Development Agency were planning to make some £200,000 available to the Scottish Co-operative Development Committee over the next three years.

The Wales TUC also plans to approach the EESC, MSC, the Gulbenkian Foundation and the Joseph Rowntree and Nelchett Trust for financial aid to launch the centre.

# Ford foremen halt Halewood

BY BRIAN GROOM, LABOUR STAFF

ESCORT CAR production at the Ford factory at Halewood, North Merseyside, was halted yesterday when 400 foremen began an unofficial 48-hour strike over a disciplinary issue.

The stoppage is expected to continue today and will prevent the production of 1,700 vehicles worth more than £7.5m at showroom prices. Ford hopes to resume full production after the week-end, although it was unclear yesterday whether this would happen. It has not laid off any of the 16,000 hourly-paid workers in the body and assembly plants.

The company offered no explanation for this unusual decision. About 4,000 workers were laid off during a paint shop disciplinary dispute earlier this month.

The present dispute began a fortnight ago when management argued with hourly paid workers over whether relief workers in the headlining area should be put on gining work.

Two foremen refused to operate an interim procedure, and management told them they would receive written warnings. Their colleagues — members of the Association of Scientific, Technical and Managerial Staffs — met and decided to walk out.

Output at Halewood has greatly improved this year, with production of 950-1,000 cars a day being regularly reached, compared with an average 700-750 last year.

# Contract dispute at BBC

FINANCIAL TIMES REPORTER

JOURNALISTS EMPLOYED by the BBC's Russian service called for a 24-hour strike from 9 am yesterday over the "ease" of a Soviet Jew whose contract with the Corporation has ended.

The BBC declined to renew the contract of Mr Elin Maidanik after his five-year employment had ended. According to the National Union of Journalists and Association of Broadcasting Staff, criticisms were made about the quality of his radio voice.

The unions are angry that Mr Maidanik, who has settled in England after being recruited by the BBC in Israel, is now effectively without a job.

As a protest, the Russian service journalists called the strike, to draw attention to the plight of foreign staff employed by the BBC.

The Corporation's foreign service said that the BBC followed a "fresh blood" policy in recruiting foreign staff. The idea was to have a regular turnover of people.

The BBC said yesterday afternoon that the Russian service had not been affected.

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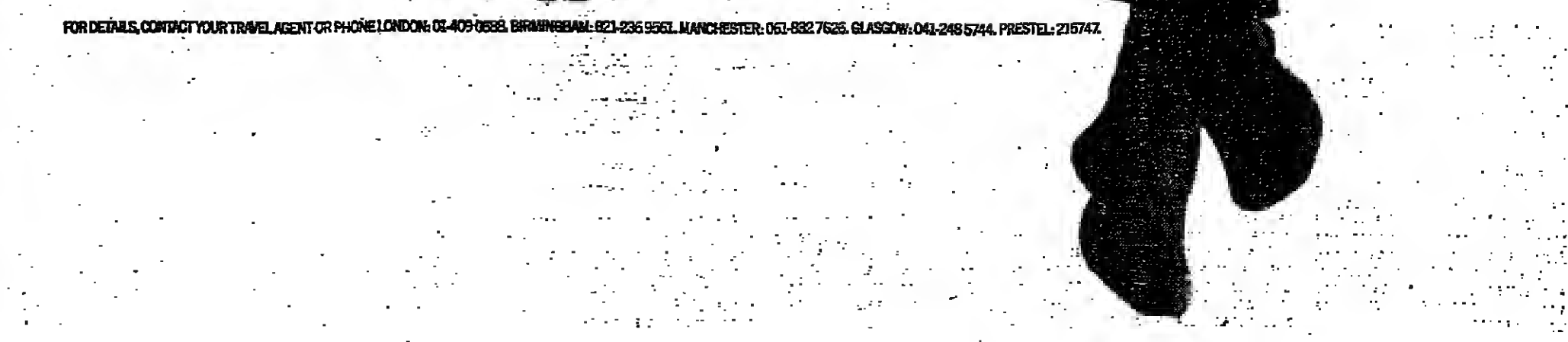
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UK NEWS - PARLIAMENT and POLITICS

Midland attacked on Stone-Platt receivership

By Ivor Owen
A NEW approach by the banks to the needs of manufacturing industry was urged by Mr Geoffrey Robinson (Lab Coventry North West) in the Commons yesterday when he condemned the Midland Bank for forcing Stone-Platt, textile machinery makers, into receivership.

Foot and Thatcher clash on arms offer response

By Ivor Owen

AN ANGRY Mrs Thatcher yesterday told Mr Michael Foot, the Opposition leader, to lecture Soviet President Brezhnev rather than President Reagan and herself on the need for faster progress towards nuclear disarmament.

But Mr Foot wanted to know if President Reagan had consulted Britain before turning down "without any consideration" President Brezhnev's latest proposals to institute a unilateral freeze on the deployment of new medium range nuclear missiles in the Soviet Union's European sector.

Commons Sketch

Good news for the friends of Willie

THE LAST few days have been very worrying for members of the Society for the Preservation of Willie White-Jaw, the Home Secretary.

Alliance candidates agreed for over 400 English seats

By Elnor Goodman, Political Correspondent

THE SDP and the Liberals have agreed on a roughly equal share-out of seats in two-thirds of the constituencies in England.

Nevertheless, some constituencies are creating problems and agreement still has to be reached in two of the areas containing seats in which the Liberals have done particularly well in the past—Devon and Cornwall.

Walkabout Heath pulls in the crowds

By Mark Meredith, Scottish Correspondent

A VOTE-CATCHING walkabout by Mr Edward Heath on Glasgow's Hyndland Road turned out to be the major media event of the day in the Hillhead by-election campaign yesterday.

Reporters outnumbered passers-by and shop attendants by at least 10 to one as Mr Heath shook hands, affirmed his admiration for Mr Roy Jenkins, the Social Democratic-Liberal Alliance candidate, but urged voters

Rhine forces 'hampered' by spending restrictions

By Bridget Bloom, Defence Correspondent

THE operational efficiency of British forces in Germany is hampered by cuts in spending on fuel, spares and training, the Commons select committee on defence said yesterday.

later from the Ministry of Defence are replaced by asterisks. This indicates the actual number of training hours now being provided by the RAF in Germany, compared to Nato requirements.

Tory revolt on jobless benefit restoration call

By Ivor Owen

THIRTEEN Tory BACK benches staged a revolt in the Commons last night when the Government refused to restore the 5 per cent cut made in unemployment benefit in November 1980.

Why was virtue going up at a time when more resources were being poured into the police? Answer: "The community as a whole needs to examine these facts. There are many reasons for it, but no excuses."

Employment Department 'failing to make staff cuts'

By Philip Bassett, Labour Correspondent

STAFF CUTS in the Department of Employment seem likely to be necessary if the Government's target of cutting the size of the Civil Service to 630,000 by 1984 is to be achieved.

has managed only a 5.16 per cent cut, compared to a target of 23.07 per cent.

Seal products ban rejected

MR PETER REES, Trade Minister, yesterday ruled out a ban on imports of seal products.

"We are in no doubt that the efficiency of RAF Germany will suffer if training standards are not maintained," it notes.

The committee says the restructuring proposals are "realistic" but it believes more savings could be found in the long term — for example, by amalgamating the separate BAOR and RAF medical services.

Mr Hugh Rossi, Minister of State for Social Services, denied that a specific undertaking had been given, and claimed that words used by Mr Patrick Jenkin, the former Social Services Secretary, had been taken out of context.

The disastrous sequence started when Mr Ivor Stambrook (Con, Orpington) rose to question the Prime Minister.

Rising unemployment has led to an increase in the Department of Employment. Numbers have risen from 53,652 in April 1979 to 58,517, an increase of 9.07 per cent compared with a target cut of 8.67 per cent.

Other departments which have achieved most of the required cuts include the Foreign Office (7.32 per cent cut, compared with a target of 8.1 per cent), and the Welsh Office (13.2 per cent compared with a target of 15.61 per cent).

Periodically the Royal Mail commissions articles by independent experts on various aspects of mail order and distribution. One of the areas covered is direct marketing — the unique field of selling which offers so much through its flexibility and prospects for return on investment.

Patricia R. Curtis, consultant in direct marketing. It discusses the basic principles of pricing in direct marketing — important to everyone involved in this field.

Pricing strategy in direct marketing

The sensitivity of direct marketing brings a unique flexibility in pricing—the reaction of the public allows an almost immediate decision on whether the initial pricing has been right or wrong. But two crucial factors must be established at the start: the variable cost of selling the product, and the total costs that apply to direct marketing.

Many companies that operate on this basis (book/record clubs, mail order catalogues, etc.) do not expect to make a profit on the initial transaction; they break even at the start and make their profit in the longer term.

price of the product has to allow for the conversion rate as well as the cost per enquiry. This raises the price, but the article suggests various methods of counteraction.

CASH WITH ORDER COMPOSITION table with columns for Fixed Costs, Variable Costs, Profit, Selling Price, Less, Allowable selling cost, Break-even selling cost (nil profit)

Form for requesting the article: Name, Title, Company, Address, Postcode, Tel.

Mr Callaghan, who was affectionately known as "Pe Piod" during his term at the Home Office, ominously rose from his seat to put his case before the court.

The Department of Health and Social Security—another department whose work reflects the impact of unemployment—has been among those having the greatest difficulty in meeting its target.

The Government's commitment to law and order is reflected in the figures for the Home Office, which was targeted to increase by 4.21 per cent by 1984—mainly police and prison staff—and which has already risen by 4.08 per cent.

Next week's business in parliament

Table listing Commons and Lords business for Monday through Wednesday, including bills like Mental Health (Amendment) Bill and Social Security Bill.

Woolwich Equitable Building Society advertisement featuring interest rates table and contact information for John Hunt.

Royal Mail Parcels 'We mean business'

Handwritten signature or mark at the bottom of the page.



# THERE'S ONE SECTION OF THE ECONOMY THAT'S RAPIDLY EXPANDING.

## OBSERVER BUSINESS

### THE WAY TO REFLATE WITHOUT INFLATION

WILLIAM KEEGAN on the difficulties confronting the government in the current economic climate.

The Observer now has a bigger, separate 'Observer Business' section.

Editor William Keegan will write his usual sharp and sardonic commentary on the fortunes of monetarism.

The team will also feature Melvyn Marcus from the Sunday Telegraph as City Editor, Iain Carson from the Economist as Business Editor, and the effervescent John Davis as Fleet Street's first Investment Editor.

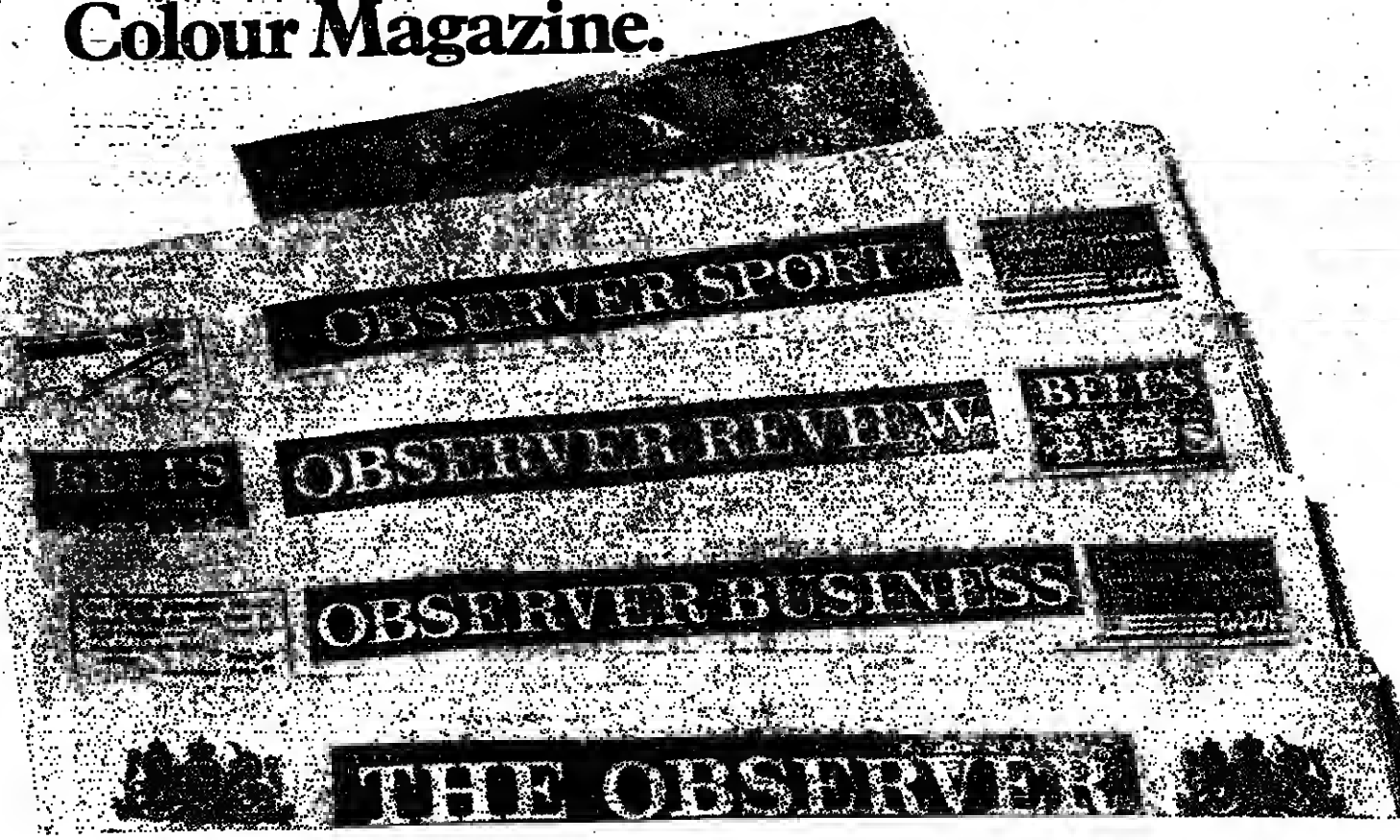
The whole team will have lots more space to give you a full up-date on the world of finance and investment.

In a world of the Laker and De Lorean calamities, and the dramas of British Rail and ACC, we think you will want to read more, and more deeply, into the issues that affect your money.

(If you like winning at sport as well, you'll be glad to know there's a new, separate 'Observer Sport' section too.)

The new 'Observer Business' section. It will really pay you to get your copy of the new 4-section Observer on Sunday.

### The new four-section Observer with Colour Magazine.





THE PROPERTY MARKET BY ANDREW TAYLOR

**Euro Ferries goes abroad**

EUROPEAN Ferries' growing property development interests are poised to expand into mainland Europe. The company has established a new property subsidiary, based in Monaco, and is seeking office development sites, particularly in West Germany and Holland.

The group, which entered the commercial property field only in 1976, has based its reputation on a string of successful UK office developments. More recently it has expanded its property interests into the U.S.

Mr Keith Wickenden, Euro Ferries' chairman, said that the new company hoped to have its first Continental office development under way by the end of this year. It is looking for sites which could support 50,000 to 100,000 sq ft projects in major centres.

Paul Norman and Irving Scholier, two chartered surveyors with whom Keith Wickenden started Townsend Thoresen Properties, are to head up the new operation. Unlike Townsend Thoresen Properties, which is 75 per cent owned by Euro Ferries (with Mr Norman and Mr Scholier holding the balance), the new subsidiary, still to be named, is 100 per cent owned by Euro Ferries.

The decision on mainland Europe—an unfashionable market for British developers and property investors, since so many got their fingers badly burned in the mid-1970s—is typical of the company.

move into UK office development when we started in 1976," says Mr Wickenden. "The market was at its lowest ebb but we believed that prices were too low and that there were good opportunities.

Keith Wickenden stresses that the company will not abandon its cautious approach to development simply because it has crossed the Channel.

In the UK the company's property division has built its reputation on some shrewd purchases of land whose prices were depressed. It traditionally has bought sites only where planning permissions were assured and had largely delayed committing money for building work until either a tenant was assured or a forward sale was agreed. It is a developer of property for sale, not an investor. In this way Euro Ferries claims it keeps risks to a minimum.

The shape of Euro Ferries' property interests is changing radically. It is proposing a major share deal to buy the interests of its Canadian partners, Vace. In several hundred acres of development land at Denver, Colorado, and a smaller industrial development at Atlanta, Georgia.

If the deal is approved by Euro Ferries' shareholders it could leave the former Canadian partners as the British company's largest shareholder, controlling around a fifth of Euro Ferries shares, says Mr Wickenden.

Immediate prospects for Euro

Ferries' property interests, however, raise several issues:

● In the UK, the bedrock of its property profits, the company no longer has the benefit of a sharply rising market in which to sell its developments. Moreover, the company, disenchanted with recent planning wrangles, is rigidly sticking to a policy of not taking on new schemes without guaranteed planning permission says that growth potential.

● In the U.S., where the company is greatest, the company still has to put one brick on top of another in its own right. Its progress in Denver has been punctuated by a bewildering series of land sales, land mergers and joint venture deals. Some of the joint ventures are now under way. The terms won by Euro Ferries appear extremely favourable and have involved very little or no cash outlay by the company. The downside therefore is extremely low: the upside has still to be realised and will require at some stage a much greater level of cash commitment by Euro Ferries.

In the short term these factors appear to point to a slower rate of growth from property earnings than that to which Euro Ferries has recently been accustomed. Nevertheless, a continuing flow of UK development sales in 1981 is thought to have kept property profits at around the same level as 1980.

Overseas property investments have still to realise that potential.

**Marketing problem at Millwall Dock**

THE FIRST parcels of development land to be made available inside London's new enterprise zone have been put on the market by the London Docklands Development Corporation—the body established last year to mastermind the regeneration of the capital's former dockland areas.

The zone is to be established on the Isle of Dogs and the 30 acres on the market are on a former lorry park next to Millwall Dock. The price at which the land is sold seems destined to create as much debate and concern in property circles as has occurred with other enterprise zones around the country.

The problem facing public authority landlords inside zones is whether to pitch prices to take account of the various fiscal advantages provided by the zones, including a 10-year local authority rate free holiday.

If land prices rise, developers complain that authorities are taking unfair advantage and abusing one of the main aims of the zones: to encourage new development. A failure to increase prices, however, means that capital values of properties and land immediately outside the zone fall, to balance out the benefits being provided to developers and tenants inside the zone.

The London Docklands Development Corporation is not immune from these problems and at least one leading indus-

trial developer has expressed disquiet at the size of the price tag suggested by the Corporation for land inside the boundaries of the Isle of Dogs Enterprise Zone.

Commercial development land immediately outside the zone is presently estimated to be fetching between £75,000 and £100,000 an acre. This compares with a likely price tag for land inside the zone of between £150,000 and £180,000 an acre.

Two tranches of land inside the Isle of Dogs zone are currently on offer. Healey and Baker is arranging the sale of three sites, totalling around 13 acres, which are aimed at the speculative developer. Henry Hatcher is arranging the sale of a further 20 acres to be sold to owner-occupiers planning to build their own factories, warehouses or offices.

Healey and Baker says that price is not being discussed and that the market will find its own level. Henry Hatcher, however, has indicated to owner-occupiers that prices could be in the region of £150,000 and £180,000 an acre, depending on the size of unit and quality of site.

Sites on offer to speculative developers would provide for small nursery units up to 3,500 sq ft and for larger units up to 20,000 sq ft. Henry Hatcher is offering owner-occupiers sites of between half an acre to four acres.

**LMS lets Islington offices**

LONDON Merchant Securities sees its letting of the 7,500 sq ft upper part of a newly restored office building—formerly a J. Lyons Corner House—at the Angel, Islington, as a good omen for the impending marketing of its 235,000 sq ft Angel Centre, which nets down to 175,000 to 180,000 sq ft of air conditioned office space and should be completed in September.

Williams and Glyn's Bank has an office development of similar size under construction opposite the Centre. The Corner House letting is to Anthony Gibbs, part of the Kang Kong and Shanghai banking group.

● Vickers de Costa, stockbrokers, in their latest quarterly review, recommend investors to reduce their holdings in companies with high exposure to London office properties in favour of those with more broadly based industrial, office and shop portfolios.

The brokers say that, because of depressed international demand, the London office market will remain oversupplied well into 1983.

● Eagle Property Trust's 22,000 sq ft air-conditioned Southwark Bridge House office development in London has been let by Jones Lang Wootton and Richard Main and Co to British Telecom International.

**Keener prices for Woolworth stores**

F. W. WOOLWORTH'S property disposal programme was taken a stage further this week with the instruction of agents—Healey and Baker, Edward Erdman and Hillier Parker—for the sale of the latest tranche of 25 stores, split up as follows:

● Healey and Baker will be dealing with stores at Leeds, Derby, Bromley, Guildford, Dublin, Liverpool, Nottingham and Richmond which between them total some 239,000 sq ft of selling space.

● Erdman takes Manchester, Burnley, Blackburn, Lewisham, Oxford, Blackpool, Watford and Brentwood, which add up to 229,000 sq ft; and

● Hillier Parker have Edinburgh, Wood Green, Holloway, Dalston, Tottenham, Wembley, Upper Edmonton, Wigan and Hford for a 161,000 sq ft total.

All in all, the grand total is nearly 630,000 sq ft which, Woolworth estimates, will raise over £90m, or a little over £143 a sq ft. Compare that with the earlier group of six stores which went on the market late last year—about 150,000 sq ft for a suggested £50m, or £333 a foot—and you get the feeling that somebody, somewhere, is lowering his sights a little.

There may be a reason for that. Of the first six stores which went on to the market, only two have been sold. Argyle Street, in Glasgow, came close

to target, some 40,000 sq ft going for £12.8m (£320 a foot) via Hillier Parker, with John Menzies coming in on the ground and offices going upstairs.

Bournemouth's 27,000 sq ft, however, went to Boots for between £5m and £6m or some £200 a foot, taking a middle price range. This means that the remaining four stores—at Putney, Kensington, Oxford Street and Dundee, a total of some 72,000 sq ft—would have to make £450 a foot to reach the £50m target.

Meanwhile, the average size of the stores Woolworth is selling is about 25,000 sq ft. When the sales are completed, Woolworth says it will have approximately 91m sq ft of retailing space in its 960 remaining stores—or just under 10,000 sq ft a shop.

It appears that Woolworth is selling what is marketable, in a sluggish period for the retail property market. Property professionals were naming British Home Stores, Boots (as we have seen already), W. H. Smith and Mothercare as potential interested parties, although property investors and developers are also likely to come into the reckoning.

Given that the stores are widely dispersed, and that Woolworth says that it is under no short term pressure to sell, Woolworth's plans are not expected to make the retail property market any worse.

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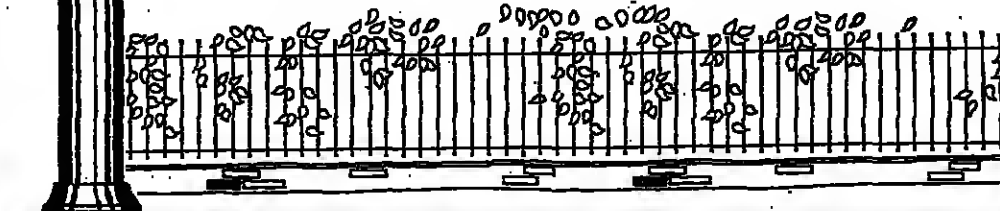
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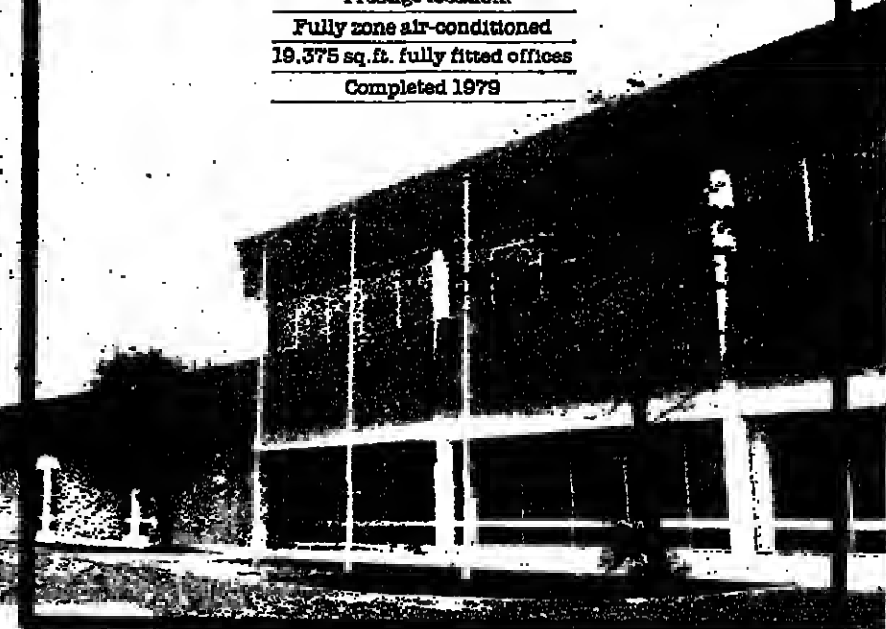
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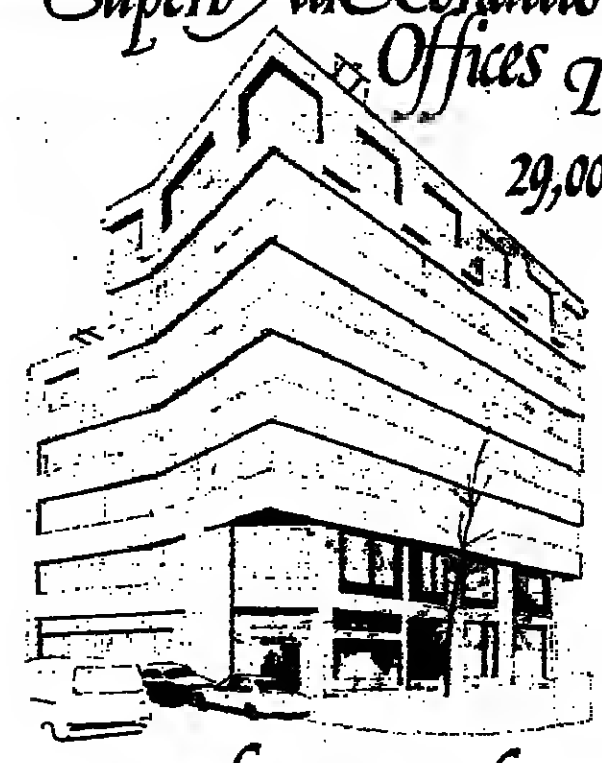
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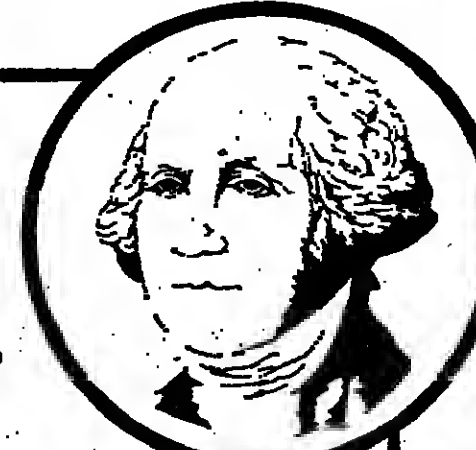
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# FINANCIAL TIMES SURVEY

Friday March 19 1982

## Office Property



The overall downturn in the market has led to the widening of the gap between the demand for top quality buildings on prime sites and floorspace less favourably placed.

Adding to the uncertainty of the future is the likely effect of automation in the office.

### When a touch of class pays off

BY MICHAEL CASSELL, Property Correspondent

THE UK office market has clearly seen better times, although it appears to have escaped the worst effects of a recession which has not been so kind to other sectors of the commercial property world. The service sector on which the office market is based, has been hit last and least by the UK's economic problems but there is clear, countrywide evidence that demand for office space has declined and rental growth has, in real terms, been limited or non-existent. The downturn has particularly affected the market for larger units of accommodation, with smaller space continuing to attract generally healthy levels of interest. Demand has tended to concentrate on prime, centrally located accommodation and the deepening recession has highlighted the growing performance gap which has emerged between this type of floorspace and the off-centre, poorer quality building which may readily find a tenant when the economy is buoyant. The same can be said in terms of the differing performances of various regional, office centres. While some,

notably those in the south of the country, have managed to maintain a steady flow of development and letting activity, others further afield have effectively shown few signs of significant growth. Although many regional centres may have been in the doldrums, there are at least signs that conditions are beginning to change. Few provincial centres found themselves with large over-supplies of office space when the recession arrived, so there will be a limited amount of accommodation to be soaked up before rents begin to reflect localised shortages and new development again becomes both necessary and economic. Conviction grows The process is already underway in some towns and while the short-term prospects for lettings and rentals may not appear very exciting, there is a growing conviction that an improvement in the economy could see a rapid end to the subdued climate which has characterised office markets around the country.

In value terms, the disparity in rental levels between different office centres remains very noticeable. Top prime rents in the City of London—where the impact of the recession has been minimal—are now around the £27 a sq ft mark and are expected to grow by an average of 7-10 per cent in the current year. Highest tenant demand and rental growth outside London has come from those office centres spread out to the west of the capital. But having weathered the recession for the greater part of 1981, the Thames Valley is feeling finally the effects. Letting activity in the region is continuing at a steady but slower rate and, as elsewhere, the best quality accommodation has shown the best performance. Asking rents in a location like Reading have now reached £14.25 but with an estimated 600,000 sq ft of office space either available or under construction, the short-term outlook for rental growth looks limited. Reading represents one of a number of locations which can expect to continue to benefit

from the incoming tide of overseas office occupiers and the apparent resurgence of a drift away from London on the part of owner-occupiers and tenants. Rates issue Although, contrary to fairly common belief, London as a whole still provides numerous potential opportunities for fresh office development, the likely level of future demand from occupiers wishing to locate in London itself can no longer be taken for granted. Office decentralisation has been a cyclical phenomenon for many years but changes in office technology and the emergence of increasingly suitable alternative locations promise to downgrade London's role as an office centre on a more permanent basis. Above all, the rising costs of office accommodation in central London have forced increasing numbers of occupiers to re-examine the economics of their occupation policy and to consider whether the benefits of a presence in London justify what can be high additional expenses.

The issue has been brought to the forefront by the huge increases in rates levied by local authorities which have transformed a traditionally small element of overall occupation costs into a major overhead. There are clear signs that some of the inner London boroughs have woken up to the economic and political dangers of treating ratepayers as a bottomless pit of pound notes, although their moves to moderate rate increases this year are being thwarted by continuing heavy precepts from the Greater London Council and the Inner London Education Authority. In the past, there has generally been enough growth from the London centre to balance any trend towards decentralisation, but there is now a chance that this might no longer be the case. There are signs that locations on the western edges of London, such as Hillingdon, Hounslow, Ealing and Harrow, are not simply emerging as obvious overspill locations but as markets in their own right, offering all the advantages of close proximity to the capital

and yet providing easy access to the region's other major centres. The combination of cost-push factors and the growing difficulties involved in pursuing significant office schemes in London must be seen as a threat to some traditional locations which are not going to be helped by the "anti-office" approach adopted within the ruling GLC Labour group. The GLC has made clear its dislike of the development industry, although it has fairly quickly come to terms with the undeniable fact that office buildings as well as factories provide employment as well as a major source of local government income. Muted attitude In reality, the GLC's attitude towards office development has been far more muted than many people originally expected. But the additional uncertainty injected into an already complicated and protracted planning and development process by the presence of an authority with minimal goodwill is not likely to provide an atmosphere in which office development flourishes.




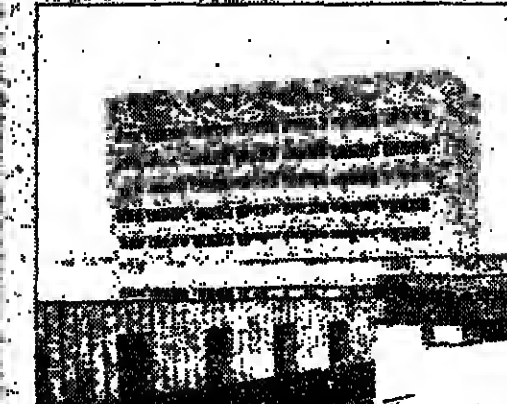
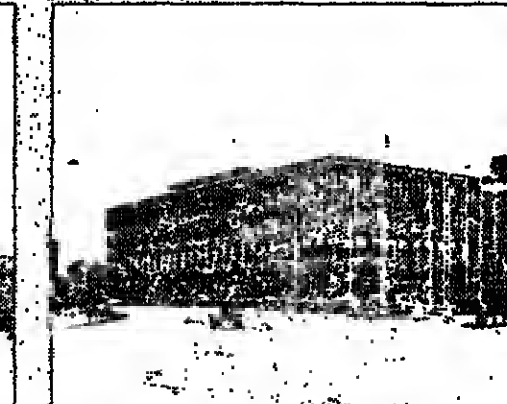
The growing pressures on occupiers to look much more closely at alternative office locations coincides with a period in which fundamental changes in the nature of office employment are adding another perspective to accommodation policies. Much has been made of the impact which office technology is likely to have on employment and while, in truth, no one is yet in a position to do anything more than guess the consequences, the effect on the type of office accommodation likely to be demanded by occupiers is already becoming very clear. Partially encouraged by American customers, the developer is having to reconsider his traditional approach to the provision of office accommodation and, as a result, is blurring the distinction between office and industrial activities. The so-called "bi-tech" complex has become something of a trendy word in the development industry but—gimmicky as it might sound—it reflects the real need to provide a new generation of floorspace which can easily be

adapted for office or manufacturing use and which offers the type of environment not normally associated with the industrial market. The view of the investing institutions will be crucial in determining the shape of future office development and there are at least some grounds for concern over the amount and quality of research they are undertaking to try and determine the future requirements of the occupier. A new formula will be required for the speculative office and it will not be sufficient simply to rely on location to provide a ready customer. Efficient use of space and energy will be vital prerequisites and already some glimpses of the future are emerging in the form of office schemes now being developed. Perhaps it is no coincidence that some of the most forward-looking projects have not emerged from the institutional developers but from the property companies which display a flair for the market which is not always readily apparent within many of the big funds.

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# Richard Ellis

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## OFFICE PROPERTY II

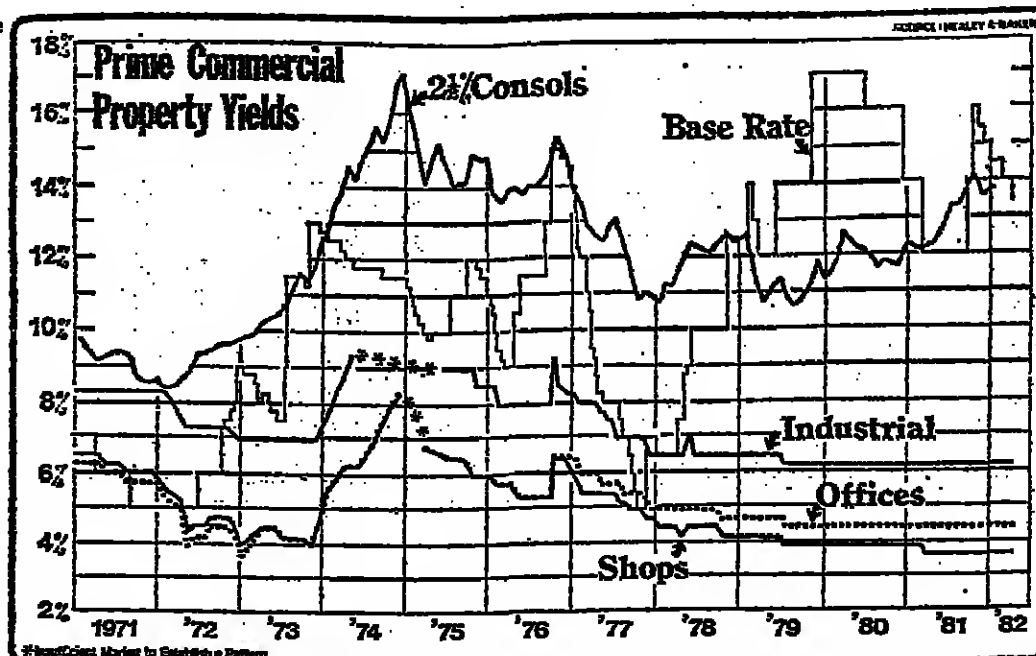
# The big investors are ignoring current market sluggishness, looking always for prime quality space Institutions still buying for the long term

THE WEAKENING performance of all sections of the commercial property market has not managed to deter the institutions from continuing to regard real estate as a primary investment option.

The investing funds, conditioned by the high performance of the property sector since the latter part of the 1970s, have shown little concern over what is widely assumed to be a temporary setback in a long-term market and have continued to

The opinion of agents like St Quintin is widely shared: "Although the volume of institutional money has been underpinning the market for prime property, the secondary property market has suffered, where yields have tended to be more in line with the general level of interest rates. The yield gap with gilts can only be justified by future rental growth, expectations for which may be less sanguine than hitherto."

In the words of Healey and Baker: "While the market continues to be highly competitive, with demand for high quality investments significantly exceeding the available supply, investors have become more analytical in their decisions as to what constitutes acceptable property and only those assets passing the most stringent tests can command the level of yields now being quoted on prime.



apparent lack of supply of 'acceptable prime properties' is partially self-inflicted by the institutions themselves.

"They are reluctant to equate yield against risk, which in itself serves only to highlight the apparent importance of prime against all else."

But the clearest impression to emerge from the present investment market is that the underlying confidence in property has not been dented by recent events.

For some time now, the role of the investing institution in property has been growing beyond the role of simple financier and into the realm of development. The mantle has sat more comfortably on some than on others and it is not always easy to see how the funds can reconcile their role as the careful custodians of huge volumes of other people's money with the need to provide an imaginative and innovative lead to the development industry.

### Investment

MICHAEL CASSELL

invest at the same rates of return achieved throughout 1981.

According to the latest yield graph from Healey and Baker, the unexciting outlook has had no impact on underlying demand for prime property and the investment market for quality space has remained highly competitive, with demand outstripping supply.

There is no doubt, however, that the investment market in offices has become increasingly more selective as the market place has become decidedly more patchy and it is the secondary market which has suffered accordingly.

On the surface, office property prime yields (4 1/2 per cent) certainly look expensive at present when compared with most other forms of investment but, in Healey and Baker's view, the case for purchases showing initial rates of return at such levels is established beyond all doubt and is only clouded by those who fail to differentiate between 'prime' assets and those that do not truly possess the required attributes.

According to Healey and Baker, investors enjoyed — on

top of initial yield — an average rental growth on prime offices of 8.3 per cent compounded in 1981 against nearly 11 per cent for prime shops and 2.5 per cent on industrial investments. Inflation during the same period ran at about 12 per cent.

More importantly, however, a longer-term comparison shows that while the retail price index rose on average by 12.2 per cent annually over the past five years, the average rental growth

for offices across the country was 13.9 per cent. There are inevitably variations in performance between the regions and even between various towns although, in the case of office property, the south eastern markets have materially outperformed the remainder of the country.

As Healey and Baker admits, were it not for the south east, the average rental growth for the office sector as a whole "would be depressing indeed." Throughout London's West End and City markets have, by any standard, remained worthwhile performers.

But the institutions are fully aware that no one sector of the overall investment market can be expected to outperform continuously all others in perpetuity and this is clearly the case for property in the short-term.

If there is a general view that property is, for the time being, too expensive, then the investing funds are apparently

happy to contemplate such a set of circumstances and yet maintain investment levels for a variety of reasons.

Among the major factors determining the institutions' acceptance of such relatively low returns is the large volume of uninvested money still overhanging the property investment market, a tide which is now likely to rise further given the impending release of investment restrictions on local authority pension funds and the failure to meet target percentages for property sector holdings.

As Richard Ellis recently pointed out, however, only a very small proportion of property is actually valued at the lowest yields, so that many of the purchases made by funds do carry rates above this level.

According to Ellis: "The range of properties acceptable to the institutions as prime investments also contracts during a recessionary period. It is interesting to reflect that the

more enlightened investors are already thinking along these lines and it will undoubtedly be these who maximise their investments in property over the longer-term. But although future investment in property may well have to become a more thoughtful affair — with previously successful formulas not necessarily guaranteeing future dividends — the sector as a whole should, as long as capital values keep up with inflation and portfolio incomes remain a leading choice for the investing institutions.

## Developers find that only the best will be taken up Pockets of buoyancy

OFFICE development is stuck firmly in low gear. The economy remains sluggish, depressing business activity and confidence and checking demand for new office accommodation. At the same time financing costs remain less than favourable to all but prime developments, despite the recent string of modest cuts in bank lending rates.

The service industries have proved less exposed than manufacturing industry to the chills of recession, but the sheer extent of the decline in overall business volume has none the less severely limited demand within the office-based sectors of the economy. Cuts in manpower, technological progress in shrinking demands for space and general tight-fitting by

the bulk of development funds — look ever closer at their investment criteria.

A decade ago as much as 75 per cent of development funds would come from development company resources, mostly through borrowings. Today the percentage is probably under 50 per cent on average. A cross-section of new developments for offices in and around London suggests that property company equity input is down to almost 40 per cent with the institutions picking up the tab for the balance.

The low level of new development in this country has led to a significant rise in competition on site tendering. Prime sites offering a steady development return are rare enough to attract a very aggressive following from the major developers, notably for smaller sites. The freehold interest in Cavell House in St. Martin's Place, which was recently put up for sale by Westminster City, attracted no fewer than 29 bids. Competitive bidding for development sites has begun to be reflected in instances of over-heating, with some sites going under offer at prices which cannot subsequently be supported. A small development in Reading — a prime office development

area at one end of the so-called "Golden Triangle" involving London and Croydon — eventually had to be sold a tenth or so down on its original bid price.

Still, despite the market place and financial constraints facing developers, it is equally clear that many property companies have their fingers crossed this year in the hope of a revival in development demand.

Although still high relative to the long-term graph, interest rates are now finally showing signs of moving in the right direction. The Budget, with its broadly neutral message, has at least begun to create a better working atmosphere. No one expects an instant miracle, but some of the more optimistic old-hands are now beginning to search for a turning point for the commercial property market.

Institutional demand for new office investment is being increasingly pent up, both by sluggish competitive investment forms as well as the slowness of new developments. If the Bank of England can keep up its recent good work and keep interest rates moving down, borrowing costs may yet get down to the level at which office property yields once again become universally attractive.

### Development

JEFFERY BROWN

management have all combined to create a very flat demand curve for new offices.

There are of course pockets of buoyancy but the general trend of office rental growth has been hard put to keep in line with inflation over the past few years. Outside London, the Home Counties and selected parts of the West and Midlands, new office development has ground to a complete halt. MEPC claims to have begun to look at Manchester recently, but is doing so "with great caution."

The sluggishness of the domestic market has led most of the major development companies to seek work abroad. MEPC, Haslemere Estates and Leasing Properties are all very busy outside the UK, with the main thrust of their foreign operations going into the U.S. and Australia. Something like a third of MEPC's current development portfolio is geared to foreign work.

At home, in contrast, the financial constraints have been far more severe. Rents and therefore revenue have been weak. On the costs side land prices have stayed remarkably firm and interest rates have remained high, making the lending institutions — pension funds and insurance companies put up

## Tomorrow's call for mixed space

WHAT HAPPENS when the industries of tomorrow in the West of London triangle and other pockets of high technology want mixed office and industrial space, when they insist on clean assembly space, training and maintenance facilities in an integrated building in or alongside existing administration?

The answer, according to some estate agents, is that not very much is about to happen. Either such space is extremely hard to find or a split function would inhibit institutional development funding.

Mr Ronald Franka of Smith Melzak believes that high technology companies re-group under one roof and then fragment again as they continue their restless growth. Smith Melzak helped Wang (UK) to find a 16,000 sq ft site in Richmond, West London, which provided access and loading facilities at the rear of the building leading to a single storey industrial facility comprising about a third of the overall space.

Fast growth, however, meant that Wang has since been on the move again, taking 60,000 sq ft of office space in Hounslow for its "white-collar" functions and occupying a site in Paddington to take the service and maintenance for its West End customers.

Mr Franka finds it almost impossible to cite an example of a 50/50 split between office and light industrial usage. Norman Bourke and Partners are more forthcoming. Mr Bryan Norman, senior partner, considers that Britain's archaic planning laws prohibit the institutional-backed development which would satisfy a growing requirement.

Taking Air Products' 184,000 sq ft management and engineering centre at Herborn, Surrey, as an example, Mr Norman cal-

culates that a fund would be prepared to pay around £14m for the 69,000 sq ft office content, or about £20 per sq ft.

On the other hand, the agent feels that the balance of 115,000 sq ft of industrial space, built to the same specification and at the same construction cost as the office content, would be valued on a 7 per cent yield, implying a rent of some £4 per sq ft.

"Here we have a building where it is virtually impossible to distinguish the two parts but one part is four times the value of the other."

"I believe other organisations wishing to create similar employment centres are being fettered by archaic planning or land use definitions which have now existed virtually unchanged since 1947. We are repeatedly coming up against this type of joint land use/funding problem and it is adversely affecting development by potential owner occupiers wishing to create similar job centres," he adds.

Where such centres do exist, such as Intec's 45,000 sq ft of office space and 35,000 sq ft warehouse at Park Royal, they almost invariably occur on industrial locations rather than office sites.

The reason, quite plainly, is that in a high density urban environment, industrial space is cheaper (by virtue of the differential values applied to industrial and commercial property) and even light assembly and warehousing creates too much traffic.

Agents are exhorting the funds to "pioneer a change in this field by recognising the real value of this type of scheme without waiting for alterations to town planning legislation."

Surely what industry wants industry will get, particularly if industry is fast-moving, international and with plenty of inducements to locate overseas rather than in the UK. Technology parks have become a buzzword for the development industry and office parks may well become another. Will "employment centres" follow?

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## OFFICE PROPERTY III



Restoration in Manchester's financial centre by Peter Cox: Midland Bank, King Street and (right) Barclays Bank

# Specialist sector finds demand healthy

LAST DECEMBER'S construction forecasts by the National Economic Development Office presented a dismal picture. Only repairs and maintenance were on a generally rising trend since the start of the 1970s.

Even here, a downturn in output of 9 per cent was forecast for 1981 after a rise of 6 per cent in 1980 but, reading between the lines of the report, office refurbishment still showed prospects of contributing healthily to the statistics.

Adverse effects of the recession, said the report, "may be mitigated by requirements for higher standards of property maintenance by institutional freeholders. In the commercial sector, it went on, "re-ovation may defer or obliterate the need for some repair and maintenance work."

says Mr Andrews—which means it has had to support most of the upper part of the rear wall while the lower part is rebuilt.

In the end, Mansell is happy to let the figures speak for themselves. The company's turnover has risen from £16m in 1979, through £21m to £25m last year. Around 75 per cent of that turnover, estimates Mr Andrews, is in refurbishment work.

Mike Warner, an associate in the building consultancy depart-

ment of agents Richard Ellis, agrees that when a building is 20 years old it is a fair point to start thinking of refurbishment. That certainly applies now, he reckons, due to the low quality of some of the work in the 1950s and 1960s.

Ellis emphasises that refurbishment is an option. "The real expertise comes in," says partner Alan Forbes, "when you have to cost the options in building terms." Timing is one of the essential considerations, for faster completion means earlier rents.

He also notes that electronics are blurring the difference between the office and the industrial user, so that some microchip industries are getting up to a 50:50 split between office and industrial accommodation in their "factories"—which offers a faint ray of hope in an otherwise clearly over-supplied sector.

David Gaunt of Hunter and Partners, a Knightsbridge prac-

lice which does virtually nothing but refurbishment—office, industrial and residential—advises office jobs into categories. The first, arguably redevelopment rather than refurbishment in the generally accepted sense of the word, is where there is a listed facade, or one which the local authority is particularly keen on retaining, and a totally modern, new building is constructed within an old shell.

Second comes what Mr Gaunt describes as "very comprehensive commercial refurbishment." As an example, he points to a property at 15-17 Knightsbridge in London's West End. Here, Hunter have kept the facade and retained the principal listed rooms on the ground, first and second floors; but they have completely redeveloped the rear with new, modern office space. The result, for a cost of £2m, is 30,000 sq ft of office space, combining elegance with utility instead of what was "a grade II listed pair of derelict buildings," as Mr Gaunt puts it.

At 21 Grosvenor Place, SW1, meanwhile, Hunter have been working on a £1.2m job for Iron Trades Mutual Assurance. The 60,000 sq ft building, erected in the 1920s, overlooks the grounds of Buckingham Palace.

Hunter note that since the various specialist trades concerned in this sort of project are doing a general re-fit rather than pulling the building apart, it is possible for the occupants to remain while refurbishment carries on on a floor-by-floor basis.

Iron Trades Mutual is an owner-occupier, however. It has been noted by some observers that, where tenants are involved, commercial office refurbishment

### Refurbishment

WILLIAM COCHRANE

ties to take place at the end of a lease, when the tenant may have decided to move out for reasons of space requirements, or simple economics.

Hunter's Mr Gaunt says that this is not necessarily so. There are, he says, still a lot of tenants on very long leases which are both uncomfortable and uneconomic for the landlord. Rather than go back on the market for new space, the tenants here could decide to do a compromise deal with the freeholder—who might be able to pay for the refurbishment, raise his rents from uneconomic levels and yet still give the occupiers what they want at something below market rents.

Back at Richard Ellis, Alan Forbes and Mike Warner demonstrate how, with refurbishment, two and two can sometimes add up to more than four. Gateway House, at Cannon Street in the City of London, was built in the late 1950s when car parking was considered essential by the authorities. By 1973, when a major refurbishment was undertaken, the policy had been totally reversed and the planners "readily agreed" to the basement car park being used for other office purposes.

In addition, the owner of any building built before January 1 1948 has the right to compensation if the planning authority refuses consent to extend a building by 10 per cent of its cubic capacity, or ten per cent of its area. "As local authorities are reluctant to pay compensation," says Ellis, the effect of this legislation is to increase substantially the chances of gaining consent to an increase in the size of a building, notwithstanding the fact that the plot ratio may well be infringed."

ment of agents Richard Ellis, agrees that when a building is 20 years old it is a fair point to start thinking of refurbishment. That certainly applies now, he reckons, due to the low quality of some of the work in the 1950s and 1960s.

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David Gaunt of Hunter and Partners, a Knightsbridge prac-

## Demand is expected for property that can adapt easily to the latest equipment Hoping for a boost from automation

INFORMATION technology will bring a revolution to the office say the gushing enthusiasts for the technologies available because of microelectronics. Some of the more fanciful ideas on the impact information technology will have on how people work are enough to give anyone with an investment in office property a nightmare.

One vision is that employees will only occasionally need to visit their offices. Each person will have a small computer at home which can be linked with



An office equipped for automation

larger office computers. A camera and television screen will allow video-calls for meetings and conferences. Their telephone can be linked to the company's private automatic branch exchange to give the impression someone is answering from an ordinary office.

Companies will be able to save on office space and employees will be able to save travelling cost and time. While energy costs, space costs and labour costs continue to rise computer technology becomes cheaper and cheaper.

Information technology is the gradual convergence of tele-communications, data processing and office equipment. Theoretically it may mean fewer people performing tasks in the office

and away from centralised expensive offices. In practice few consultants who have looked closely at the impact of new technology in the office believe this will happen to any great extent in the near future. The occasions when people will use terminals at home for work are limited.

There are a number of companies experimenting with portable terminals for sales staff. At the end of the day—or even sometimes at a customer's office—the salesman dials his company's computer on an ordinary telephone line and links his small portable terminal via an acoustic coupler. The salesman can find out stock position and lead times of products and enter the day's orders. At the same time any messages for his company can be transmitted to him.

Senior managers may wish to use a terminal at home or at a hotel, either for receiving financial information or messages. Debenhams, the department store group, has set up a private viewdata system. On Sunday nights the directors at home can receive detailed information on the previous week's sales throughout the group, can analyse it in a number of ways, on an adapted television set connected to a computer via the telephone.

If home computers for business use are only used by salesman, senior directors and a small number of women who would probably not be working otherwise, there is little threat of a massive change in office

population argue observers.

Some argue that new technology will lead to a higher demand for office space because of the greater amount of equipment. Companies may need more people to operate and look after the equipment.

Investment in office equipment to date is minute compared with investment in manufacture or agriculture. In 1978 the average investment for each worker in the office was \$2,000 compared with \$35,000 per worker in manufacturing industry, according to an international study.

A host of companies believe the office is ripe for automation. At the moment the competition is so great it looks like the beginning of a marathon race with hundreds of competitors vying to break away from the crowd. It includes a wide range of companies including computer manufacturers like IBM, office equipment manufacturers like Xerox, telecommunications companies like LM Ericsson, diversifying oil companies like Exxon and a host of technology innovative and entrepreneurial companies.

But most offices are not well suited to the new technology. Frank Duffy of Duffy, Eley, Gifford Worthington, one of the leading firms of architects looking at the impact of office automation notes: "In two to three years time wiring will become a spectacular problem. Most buildings are totally unable to cope."

Few buildings have suitable ducts built into the floor to carry cable, although a fairly common solution is to install false floors. There is also the problem of the vertical routing of cables. Ironically there may be less of a problem in older buildings because higher ceilings leave more room for a false floor and the more solid structures may make it easier to make holes in walls and floors for cabling.

One architect said that buildings which have been adapted for easy installation of sophisticated communications and office automation will be at a premium. Companies will be loath to occupy a building where it will be a problem.

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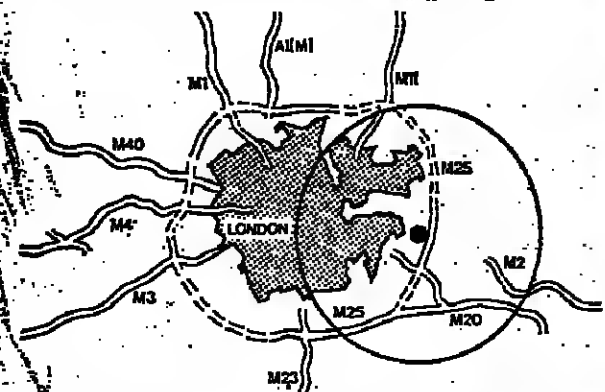
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Council sticks to policy of 'preferred locations'

## Controls less rigid than expected

IN TERMS of its office planning policy the Greater London Council's bark has turned out to be much worse than its bite. Despite its general dislike of major speculative office developments the Left-wing council has so far approved more office schemes than it has rejected.

Figures produced by the council's officers show in the first 10 months of office the local authority approved 56 office schemes comprising just over 4m sq ft. Over the same period the council opposed 19 schemes totalling 3.1m sq ft. Almost 1m sq ft of this, however, was in a single office scheme—Greycoat Commercial Estates proposed development for Coin Street, on the south bank of the Thames—which has now gone to a public inquiry.

But last May developers were far from sanguine about prospects for office building in London following a Socialist victory in the GLC elections. Their worst fears appeared to have been confirmed by bold policy statements from the council's planning committee such as: "London needs a massive increase in office planning permissions about as much as it needs a Thames flood" and that there is no room for "grandiose speculative development in a Socialist London."

On the Stock Exchange property shares rose rapidly, if briefly, as it appeared that stiff development curbs might result in a shortage of good quality office accommodation, thereby forcing up rents and capital values of existing buildings. Labour councillors say, however, that their aim is to give priority to schemes which would stimulate industrial jobs, housing or provide other community gains has been misrepresented as an anti-office policy.

In the event the council's office policy has had, with one or two well-publicised exceptions, only a limited impact on office development plans. Moreover, developers, determined to try to find a way through the GLC net, can always appeal to Mr Michael Heseltine, Environment Secretary, the final arbiter in planning matters.

Under planning legislation an

appeal by a developer to the Environment Secretary automatically triggers a public inquiry. Several such public inquiries have been held or are taking place into major and controversial office developments planned for the south bank. Mr Heseltine, however, takes a keen interest in riverside development schemes for London. It is arguable that the Secretary of State may have called in some of these schemes anyway—irrespective of opposition from the GLC.

Mr Heseltine recently decided to call-in development proposals for the historic Billingsgate site on the north bank, even though

emerged in the Borough of Westminster—which includes the West End office market. Here the council has approved 678,000 sq ft of offices. It has opposed one scheme, a 207,000 sq ft development at St George's Hospital, Hyde Park.

The official reason for opposing the St George's scheme was that the site was not included as a preferred office location. It seems unlikely, however, that a Labour council would have accepted a commercial development on a former National Health Hospital site irrespective of its location. In this case the council decided to ignore the advice of its officers.

Issues like St George's, Coin Street and others have tended to overshadow planning issues in London but these cannot be taken as a clear guide of the council's intentions towards office development.

**Planning and the GLC**  
ANDREW TAYLOR

plans had still to be considered by the GLC.

The council's office policy allows room for a fair degree of flexibility. It says it has no general opposition to developments in "preferred office locations" as designated by the Greater London District Plan. It has suggested to London boroughs, however, that they may like to reconsider the designation of some "preferred locations."

The council does not rule out the possibility of office schemes taking place outside the designated preferred locations provided these schemes produce sufficient community gain. This may include some generation of industrial jobs, provision of housing or some other community benefit such as the provision of transport facilities.

The stated policy gives the council a fair degree of licence to approve or reject schemes as it sees fit.

Figures produced by GLC officers show that by the end of February the council had approved nine office schemes in the City, totalling more than 500,000 sq ft.

A similar picture has



St George's Hospital, Hyde Park Corner: a 207,000 sq ft scheme opposed

## In the planning maze

THE Department of the Environment has been able to show recently that its response time to planning appeals has fallen appreciably, by 30 per cent, to a record 17 weeks for deciding written representations. At the same time, however, the fate of several major schemes still seems to drag on in interminable debate.

With delays on such schemes remaining a problem, the attempt by Mr Michael Heseltine, the Environment Minister to speed up the planning decision process on an important South Bank site has been welcomed by developers and, among others, the Confederation of British Industry. Equally, it has roused almost unanimous opposition from the planners and local authorities.

The point now is whether the Government can reconcile these views or, indeed, whether it needs to. Will the element of architectural competition it plans to bring into this new initiative produce schemes to please and even excite their users?

The test case is the 12-acre Arunbridge scheme on the South Bank of Vauxhall Bridge. Arunbridge, a Kuwaiti-backed development project group headed by Mr Ronald Lyon has assembled three individual sites, two of which had already run into considerable planning controversy, on which it hopes to build offices, and some residential and leisure facilities, at a cost thought to range between £75m and £90m.

The land comprises the Esso site, on which proposals to build the 500 ft high Green Giant office block were turned down by Mr Heseltine himself after considerable Parliamentary

debate two years ago. Another component is the Nine Klaus cold store building, let from British Rail while the third element is the "Eiffa" site on which a planning inquiry was held last year. A decision on that inquiry is now awaited.

In announcing his decision to build an architectural competition last November, Mr Heseltine let it be known that should a design of proven merit emerge a special development order would be laid before Parliament.

There is nothing staggering new about either special development orders (SDOs) or

years ago. But Arunbridge is the only occasion where such an order is being contemplated for a major, inner city commercial development.

In an attempt to discover what backing the introduction of SDOs linked with competition would receive, Mr Heseltine issued a consultative paper to some 30 interested parties last June.

The competition for the South Bank site will be run by a team of assessors. The idea was that the RIBA would put up two assessors, Arunbridge would nominate another and the local authority, Lambeth Council, in this case, would name the fourth.

Lambeth however, objected strongly to the start. Again, its response should have been predicted since the council had made its view quite firmly in the SDO consultative document. The authority declined to nominate its own assessor and the competition was left without benefit of essential town planning expertise and detailed knowledge of the council's plans for the surrounding area.

Eight firms have been short-listed and their designs are due to be publicly exhibited next month. Some of the leading developers, under the aegis of the British Property Federation, have twice discussed the principles of architectural competition, backed up where required by parliamentary order, with the Minister. For the moment, however, the industry is watching events on the south side of Vauxhall Bridge with particular care.

**Appeals and competitions**  
RAY MAUGHAN

architectural competition. Such contests were used to decide the shape of the House of Commons in the middle of last century. And last December, Mr Heseltine announced a competition for a very central site in London—a 24,000 sq ft plot of land lying vacant next in the National Gallery in Trafalgar Square. The idea is to provide new galleries which will be financed by private development on the lower floors. As such, the scheme would be the first time that planning gain has been used to the advantage of a major public institution in London.

SDOs, too, have been in existence for some time and the principle was last used for the Windscale inquiry four

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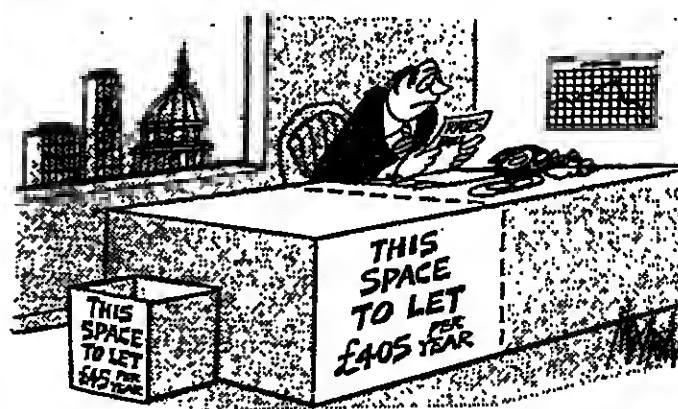
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## Are you throwing money in the bin?

IF YOU are sitting at a desk in the City of London reading this paper glance down at your wastepaper bin. Just to keep that bin on the floor could be costing you £45 a year. And that's before you have coughed up your insurance premiums to cover it against theft or paid the security man to watch it when you are in bed having nightmares about office expenses.

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**Costs**  
TERRY GARRETT

and the radiator you turned on to keep your bin nice and cosy. It's enough to make you want to throw that very expensive bit of tin out of the window. But that's the annual cost of 1 sq ft of office space in the City: rent £26, rates £14 and service charges £5.

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For the occupier the annual rate demand is becoming one of the biggest headaches. With rents the cost is fixed, at least until the next rent review. But rates can be, and usually are, increased every year.

London agents Debenham Tewson and Chinnocks produce an annual office rent and rates review based on a survey of prime property in 26 centres throughout the country. For the year just ending the Debenham men estimate that the annual rate burden has increased on average by 22 per cent. A pretty high figure,

though below the particularly heavy 27 per cent increase for 1980-81. Over the past three years rate increases have out-paced inflation by about 25 per cent.

Clearly there is considerable variations between local authorities. Debenham calculates that the differentials in rate increases have been consistently widening during the 1970s and in 1981-82 the variation reached a peak. In Hull, for example, there was a small decline in the rate charge last year while some authorities put in rate bills higher by up to 40 per cent.

Figures compiled by the Chartered Institute of Public Finance and Accountancy show that the average rate increase throughout the country was 17 per cent. The imbalance between regions can be aptly demonstrated by the Institute's breakdown. Inner London rates rose by 33 per cent for 1981-82, outer London by 26 per cent and the Metropolitan area by 24 per cent. The rate rises in the "shires" counties tended to be far less. The Institute's figures show that the English "shires" rose by 11 per cent and the Welsh ones by 14 per cent.

Outside London the two major centres in Scotland, Edinburgh and Glasgow, put a hard burden on their rate-payers. Edinburgh increased its rates by 42 per cent while Glasgow put them up by 38 per cent. Sheffield was another area where rates rose dramatically this year—an increase of 38 per cent.

Taking in rent increases as well as rates the costs of office accommodation in Sheffield during the nine years that Debenham has been producing its review have increased in percentage terms, by more than any other centre—a near four-fold increase. Still, Sheffield is a far cheaper place to "set up shop" than the City. In Sheffield that waste bin is probably costing less than £5 a year in sit there.

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# OFFICE PROPERTY V

Articles here and on the following page review trends in London and the main regional centres

## Inner core remains strong

IN MEDICAL terminology the City of London office market might be said to be suffering from little more than a recessionary chill. Nothing serious to worry about: vital life signs are reasonably strong and healthy and, given time, there is no reason why the market should not enjoy a full recovery. In general the sector is suffering from lower tenant demand for floorspace at a time when a

ft. in modern tower block, actually on the central market. Rents for top quality office suites in the banking district are now averaging £23 to £26 a sq ft with top prices having reached £27 a sq ft. For specialist units rents are higher and for banking hall accommodation rents have already breached £30 a sq ft and seem likely to rise further. During 1981 demand from overseas banks for representative offices has remained at high levels, but recently there have been signs that some well-established American banks with headquarters on the City fringes may be considering decentralising some of their operations.

### City of London

ANDREW TAYLOR

number of major new office schemes, mostly on the City fringes, are poised to come on to the market. During 1981, rents are estimated to have risen on average by between 7 and 10 per cent, somewhat less than the rise in inflation last year. However, rents in the City's inner core are estimated to have risen on average by 10 per cent, with rents for the best located prime buildings rising by as much as 15 per cent.

According to Richard Ellis, estate agents and chartered surveyors, the highest rental increases occurred in the central banking and financial districts. Rents in the City's inner core are estimated to have risen on average by 10 per cent, with rents for the best located prime buildings rising by as much as 15 per cent. Rents in the inner core have been underpinned by the continuing high demands for space made by British and overseas banking and financial operations, with new development in this part of the City seriously proscribed by a marked shortage of available sites.

Chris Peacock of agents Jones Lang Wootton says: "The shortage of top quality centrally located space is as severe as ever, despite the overall weakening of the market. To my knowledge there is not a single upper floor in excess of 5,000 sq

ft. in modern tower block, actually on the central market. Rents for top quality office suites in the banking district are now averaging £23 to £26 a sq ft with top prices having reached £27 a sq ft. For specialist units rents are higher and for banking hall accommodation rents have already breached £30 a sq ft and seem likely to rise further. During 1981 demand from overseas banks for representative offices has remained at high levels, but recently there have been signs that some well-established American banks with headquarters on the City fringes may be considering decentralising some of their operations.

Chemical Bank, for example, recently announced that it will be moving some of its operations to Cardiff. The American bank has its London headquarters at Arundel Great Court, at the Aldwych. It has now agreed to take all 56,500 sq ft in Trafalgar House's new office development at 5 Fitzalan Place, Cardiff. The bank's decision to decentralise is seen primarily as a response to the higher cost of rents, rates and wages in central London. Rents for the Cardiff office block, for example, are understood to be around £5 a sq ft—well below the cost of similar accommodation in central London.

However, Debenham Tewson and Chinnocks, the agents which, with Walker Son and Packman, handled the Cardiff letting, do not believe that Chemical Bank's move is a reflection of lower demand emerging for offices in the main banking and financial districts. On the contrary, the agents believe that space shortages have forced expanding overseas banks to look further afield. Previously this has meant moves away from the centre to the City fringes, mainly in a westerly direction. Certainly the pattern of rent increases throughout the City

has varied considerably during the past 12 months. According to Richard Ellis the lowest City rental growth occurred in the north eastern fringes where space surpluses generally kept annual increases from rising above an average 2 per cent in 1981. Rental values to the west of St Paul's Cathedral appear to have struggled to achieve rent increases in 1981 much above an average 5 1/2 per cent.

Richard Ellis in his recent report on the City office market says that the recession has inevitably reduced take-up of offices throughout the City generally. Last year total take-up fell by around 18 per cent to 2.3m sq ft—40 per cent lower than the take up of 3.7m sq ft during 1977-78. Nonetheless take-up last year was still comfortably above the 1.4m sq ft levels achieved in both 1974 and in 1975. Ellis says that demand has redoubled as a number of major schemes have come onto the

market. The agents estimate that new office supply last year was in the order of 3.3m sq ft compared with 3.7m sq ft. As a result there was a surplus of about 1m sq ft throughout the whole of the City office market in 1981.

The oversupply was more evidence for units above 10,000 sq ft and mainly affected areas outside the central banking and financial areas. Given the level of new schemes still to come on stream the agents estimate that there will be a further surplus of accommodation—possibly of 500,000 sq ft—on the market in 1982. By 1983 a more healthy balance between supply and demand is expected.

Chris Peacock of Jones Lang Wootton has stressed the resilience of the City market during the past 12 months. He says that bearing in mind the general state of the economy the City office market has shown itself to be basically very strong. It is a view, with which it is very hard to disagree.

## Underlying tone seen as firm

### West End

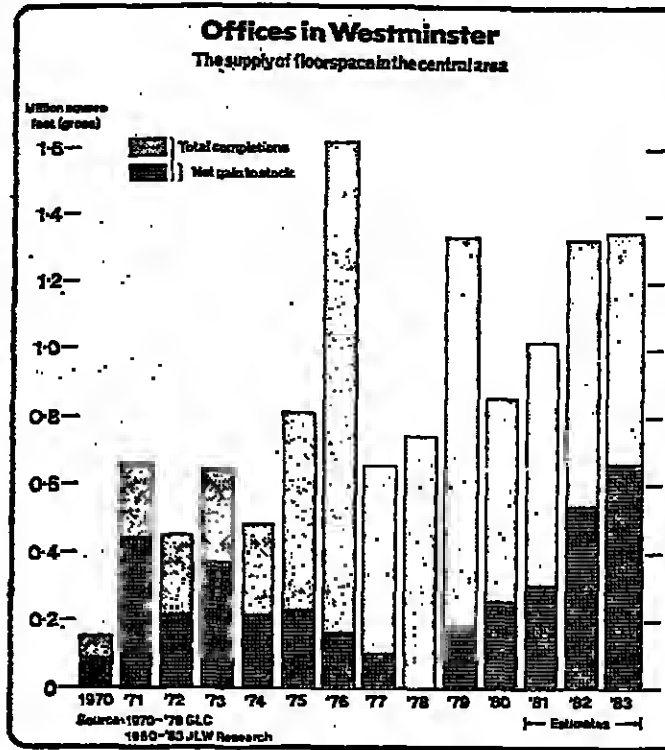
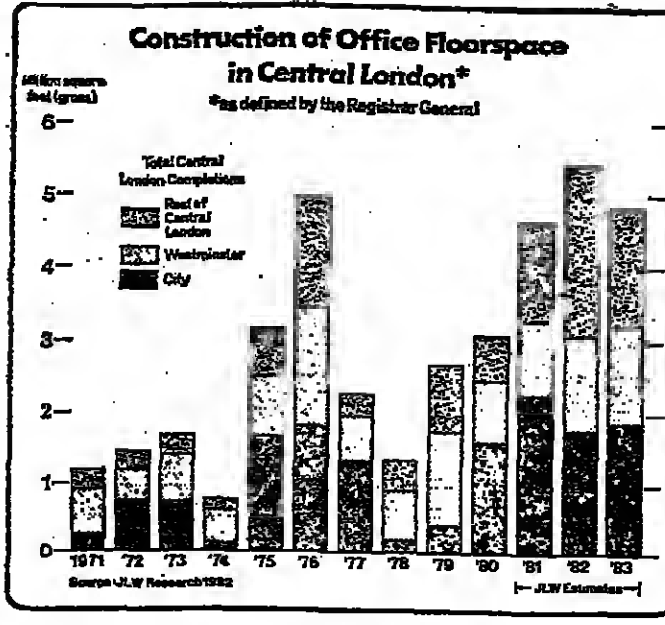
RAY MAUGHAN

NO MATTER how the overall economy performs this year in response to the Chancellor's Budget pronouncements, in the property sector in particular, the West End office market is expected to remain quite firm. In a recent property market survey, St Quintin notes that rapid rental growth has occurred for prime locations such as Pall Mall, the fringe areas of Mayfair and now Covent Garden.

Looking particularly at air-conditioned premises, another estate agent, Leslie Lintott and Associates, notes that the

amount of space available in the West End area has remained "fairly consistent since July of last year at around the million sq ft level although during that period approximately 541,000 sq ft have been let."

The firm's analysis of asking rentals on a three month rolling average basis shows that the average has risen from £16.04 per sq ft to £19.71 per sq ft between January 1981 and the beginning of this year. In St James's, agents Weatherall Green and Smith recently had the rare distinction of selling two freehold premises within the space of a few months. Hard-hit industrial giant Tube Investments quit its prestige headquarters at Bridgewater House, Cleveland Row. The buyer paid about £10m for 58,000 sq ft. The same client purchased the 36,000 sq ft offices of the Junior Cavalry Club for some £9m.



Completely new schemes, the agents say, are also a rarity but Land Securities Investment Trust and Ledbrokes's property subsidiary, London and Leeds, can draw some encouragement from recent lettings in Piccadilly. Each company is refurbishing in the area—Land Securities at its flagship Devonshire House, and London and Leeds behind a listed facade overlooking Green Park—and will take comfort from the letting of Calder House in Piccadilly to five tenants. Refurbished and air-conditioned, the property achieved average rents of £21.50 per sq ft and that is understood to include rents approaching £30 per sq ft. Victoria remains extremely active as a home for several Government departments and an increasing number of oil companies. Some nationalised industries are moving out, however, not least the British Steel Corporation, which is to move its service people to Croydon and its policy-makers to the old

Decan headquarters on the Albert Embankment. BSC is moving from its headquarters in Grosvenor Place where the passing rent is said to be about £4 per sq ft. Weatherall says a rental figure equating to just under £15.60 per sq ft is being quoted and the lease expires in December 2011. The British Airport Authority plans to move to Gatwick Airport and its headquarters building at Buckingham Gate will come on to the market in the middle of the year. Chesterfield Properties has acquired the lease and intends to build a 100,000-sq-ft office block on the site. BA's staff are also going to Heathrow and leaving their premises in Buckingham Palace Road. BA and the National Bus Company are planning to sell their joint interest in the 54,000-sq-ft site next to the Victoria coach station and are understood to want £12m for the freehold and long leasehold of the combined property.

### FOREIGN BANKS WITH OFFICES IN LONDON

These approximate figures indicate broadly the movement of foreign banks in and out of London, on an annual basis.

Year	American		European		Japanese		Others		Summary	
	Total	Out	Total	Out	Total	Out	Total	Out	Total	Out
1974	61	1	91	15	23	2	79	6	254	1
1975	58	3	80	6	23	—	86	2	257	14
1976	57	3	97	2	27	—	102	17	280	5
1977	57	3	103	2	24	—	115	12	306	3
1978	63	1	110	1	25	—	139	2	331	4
1979	72	2	123	1	25	—	137	3	356	6
1980	71	2	141	3	21	—	147	3	384	7
1981	73	1	148	2	25	—	154	5	400	8
1980-81	13	78	17	138	—	16	15	139	44	371

Source: Noel Alexander Associates.

## Timely revival as big projects line up

DEVELOPERS ARE beginning to show renewed interest in Birmingham's prime office centre as rents continue to nudge upwards. The £7 a sq ft mark has already been broken in the area favoured by the financial community bounded roughly by Waterloo Street, and Colmore Row.

A key test of the market will be St Philips House; a 24,000 sq ft office development includes a 3,000 sq ft banking hall for which agents Shipway Doble are thought to be seeking a rent of over £8 a sq ft.

Recession brought an obvious slowdown in development but if anything there is a shortage of large modern accommodation. But the position could change drastically. Tarmac Properties is starting construction this month of a 120,000 sq ft development and a handful of other large projects could begin this year or next.

The next big new building due for completion is Berwick House, a 59,000 sq ft development by Ulster Properties in

the corner of Great Charles Street and Livery Street. Although just outside the prime financial area, a rent of around £6.50 a sq ft is likely to be sought.

A similar rent is expected to be achieved for Civic House, an 80,000-sq-ft project by Norwich Union at the corner of Great

### Birmingham

ARTHUR SMITH

Charles Street and Summer Row due for completion about this time next year.

Tarmac, whose development on the former Post Office sorting site in Victoria Square is due for completion in autumn 1984, can be expected to be seeking a rent approaching £8 a sq ft. On the fringe of the prime area the £14m project will nevertheless mark completion

of the development of Victoria Square, an important city landmark.

Birmingham City Council attracted attention by taking the initiative in bringing onto the market a prime site near to the Bank of England and bounded by Needless Alley, Cannon Passage and Cannon Street.

The local authority, which owns the majority of the site in conjunction with Land Securities, has drawn up a planning brief for some retail development and around 60,000 sq ft of offices.

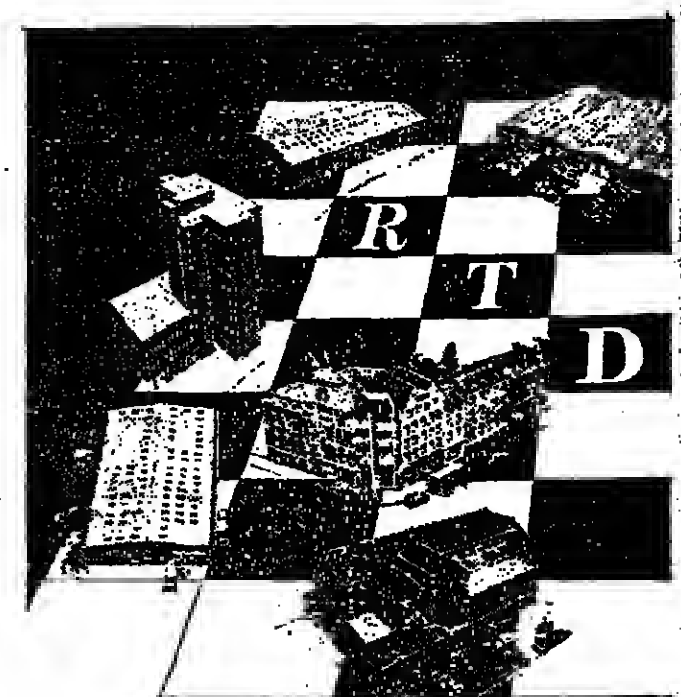
Ron Shuck, chairman and chief executive of Epley-Tyres, hopes to begin work by the autumn on providing around 86,000 sq ft of character offices in Newhall Street.

Another project on which action is expected this year is the much discussed development of the old Snow Hill Station site owned 80 per cent by the British Rail Property Board with the balance held by

Birmingham City Council. Rank City Wall is ready to go when the time is considered right for a 120,000 sq ft project near to New Street Station. Advance tenants are being sought for Compass House, a 17-storey office block with an adjoining smaller development.

Heron Corporation won the tender put out by Birmingham City Council for a scheme to complete the Paradise Circus development. About 99,000 sq ft of offices are included in the first phase of the project which will eventually provide double that amount of commercial accommodation in addition to a 200-bedroom hotel, shops, leisure and conference facilities.

Secondary sites within the inner ring road have fared less well and around 130,000 sq ft of fairly modern accommodation is available. Rents will clearly vary according to the age, accessibility and size of the offices but range from £2 per sq ft for 1960s blocks to perhaps £3.50 for newer property.



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CARDIFF	55,000 sq. ft.	READING	70,000 sq. ft.
HEATHROW	55,000 sq. ft.	SWANSEA	90,000 sq. ft.
HOUNSLOW	50,000 sq. ft.	SWANSEA	5,500 sq. ft.
HUNGERFORD	3,500 sq. ft.	SWANSEA	11,000 sq. ft.
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NEWBURY	3,500 sq. ft.	SWINDON	20,000 sq. ft.
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# OFFICE PROPERTY VI

Prime sites prove more resilient to recession than many fringe areas

## Setback to growth rate

A DEEP and lasting recession has inevitably hit the level of tenant demand in virtually all sectors of the market. Negotiations are becoming tougher and more protracted as a reduction in demand coupled with a modest increase in available accommodation has led to a position of oversupply in many regions. As a result, rental growth in most areas has either ceased or slowed to a level below the rate of inflation. It is hard to imagine that the trend will improve during the coming year.

Even the City of London—one of the most resilient of office markets—suffered from a slow-down in the level of demand, an increasing amount of surplus property and sluggish rental growth in all but the very centre. Still, against other areas London is looking relatively healthy.

In the City, office rents have risen by between 7 and 10 per cent on average against an increase in 1980 of over 10 per cent. Not surprisingly the biggest increases were recorded in the inner core—the prime area occupied by the financial sector. The banks in particular seem to have insatiable appetites for accommodation. This demand stems from an expansion of the international operations of the UK domestic banks and a steady flow of overseas bankers coming to the UK. Such demand has ensured that there is an almost continuous shortage of prime office space and therefore it is these areas which have recorded the highest rental growth figures. Increases of 10 per cent during 1981 were commonplace while gains of up to 15 per cent for prime locations have been achieved.

In top notch locations, good air-conditioned office space can go for £27 a sq ft and tenants for accommodation with an asking rent of between £25 and £36 can be found without too much difficulty. In rather special circumstances rents of up to £50 a sq ft have been rumoured—but these, if they have actually been struck, are deals where the tenant is interested solely in location regardless of cost.

### Rents

TERRY GARRETT

But it has not been all sweetness and light in London. For example areas to the west of St Paul's Cathedral have only achieved rental growth of around 6 per cent over the last 12 months while the north-east fringe markets have hardly budged—rents are perhaps a couple of percentage points higher.

It is the fringe areas where there is most cause for concern. Some of the buildings which have recently been completed in the fringe regions are evidently finding some difficulty in attracting good occupiers. The position of these areas could deteriorate before it gets better while some of the rents that developers are currently asking may need to be down-graded before they move much space.

And this year? London office rents should keep moving ahead but the growth rate is unlikely to be any better than that achieved during 1981. Overall rents would rise between seven and ten per cent again with the really prime areas rising by up

to, say, 15 per cent. With £27 a sq ft now an established benchmark for a prime City site the end of 1982 could well see £30 becoming the norm. That figure has already been achieved in a very few lettings but because of the psychological barrier rents may have a hard time struggling much above £30.

Still, agents Richard Ellis are confident of their projection that office rents will reach £40 to £45 a sq ft by 1985. And if prime City accommodation can keep moving ahead by 15 per cent a year they might well be proved right.

Outside the City of London the office market is open to wide regional variations. Local rent levels are determined by short-term supply and demand equations rather than any wider economic "state of the nation" type considerations. Clearly supply is influenced by wider factors but in some towns rents have seen considerable growth over the last couple of years solely because of a lack of new development rather than any underlying surge in demand. Bristol's history provides a classic example. Throughout the Sixties and early Seventies rental levels were showing fairly steady growth. But as companies increasingly de-centred away from London, Bristol became an increasingly favoured area. From about £1.50 a sq ft in 1973 rents shot up to well over £3 in 1974. But as the sharp upsurge in demand worked through, the developers jumped on to the band wagon. In 1974, over 1m sq ft of new development was completed, twice the previous peak. The result—supply exceeded demand and rents held unchanged and then actually fell back to near £2.50 a sq ft before the surplus was taken up and the much

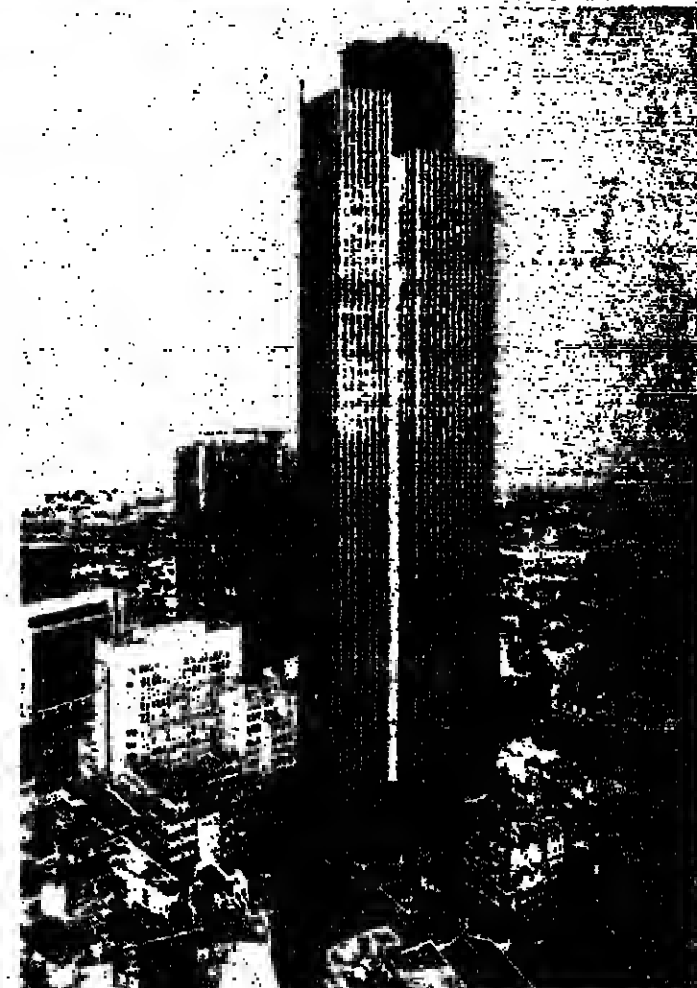
reduced level of new development allowed rents to start rising again.

Rents in Bristol are up to £6.50 a sq ft and again they look set to level out. Supply is building up to a pretty substantial level, according to agents Richard Ellis.

Nearer London, Reading has proved one of the most attractive areas for companies moving out of London and for international companies moving into the UK. Well-placed within the so-called "golden triangle", Reading office rents have climbed to around £12.50 for prime air-conditioned space. Again a fair amount of development is coming on stream and some institutional funders are beginning to take a more wary stance. The Thorn EMI Pension Fund development is believed to be pitched with an asking rent of £14 a sq ft.

In between the two, Swindon has shown fair rental growth in recent years. The local authorities have been especially adroit at keeping supply and demand in balance. Rents are typically £7 a sq ft though Commercial Union, which has just completed a 60,000-sq-ft second phase, is understood to be thinking in terms of a rent in the "middle to late seventies".

Moving north, Leeds is one area where the developers have overdone it. Rents have barely moved over the past 12 months. An electricity workers' pension fund scheme with 400,000 sq ft of space is vacant and further developments are coming along which could add another 100,000 sq ft over the next year. All this for a market which normally sees an off-take of around 300,000 sq ft per annum and last year fell down to around 100,000 sq ft. It is



The National Westminster tower in the City of London—the financial sector keeps the demand for prime sites buoyant

a well-established centre for the north-east but Leeds is going to suffer with an oversupply for some time and for the next year or two rents are going to be hard pushed to climb much above their current £5.50 level. Newcastle has seen a fair amount of development in recent years, but it's not a fast moving market and while £5 a sq ft has been achieved at a letting at Regents Centre recently the office market could easily come off the boil if some of the larger schemes which are being talked about, are actually undertaken.



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## Small units stay in demand

AN IMPROVEMENT in the supply of office space in Glasgow has dispelled fears that the city would face a shortage by the mid-1980s, in fact on present trends the view now is that there is more likelihood of excess capacity.

On average about 250,000 to 300,000 sq ft of office space comes on the market in Glasgow every year. Most of the lettings at the moment, however, are on a small scale consisting of suites of 2,000 to 3,000 sq ft.

During the past year new space coming on the market rose sharply to 282,000 sq ft, compared with the depressed

level of 68,000 sq ft in 1980. This has led to some scepticism in the property market taking the view that the amount of office space under construction or in the pipeline could now actually result in a surplus by 1985 or 1986.

The key development in terms of office space has been the construction of the British National Oil Corporation's new headquarters in Bothwell Street. The new HQ will provide office space of 450,000 sq ft by the end of 1983 or 1986, on a different site but still in Bothwell Street. The site will make available about 300,000 sq ft about the average of a year's new office space in Glasgow.

In the prime town area six other office block projects are under way. They include 37,000 sq ft at 123 St Vincent Street, 30,000 sq ft at St Vincent Place, 25,000 sq ft at West Regent Street, 23,000 sq ft at Charing Cross and 17,500 sq ft at 199 St Vincent Street. The big insurance companies are among the main developers of prime sites with Scottish Provident, Equitable Life Assurance Society and Scottish Amicable

### Glasgow

MARK MEREDITH

About 100,000 sq ft of office space is currently available and agents in Glasgow feel the outlook for both developers and clients is healthy despite the poor economic climate. Estate agents report a healthy continued turnover in smaller units, with the high season approaching in May.

What has possibly worried the sceptics about oversupply in future has been the sheer size of office development projects for the city.

Developments Commercial and Industrial (Scotland) plans an office shop complex in a prime central location on the corner of Argyle and Hope Streets. The developers have planning permission to begin construction and the project will offer the city an additional

80,000 sq ft of office space. They hope for completion some time in 1985.

Rents are at a record level of £6 a sq ft, fractionally more for prime locations. Quality refurbishments fetch £5 a sq ft while older property and more peripheral locations command rents varying from £2 to £4.08.

Lambert Smith in a look at the Glasgow office market last June noted that construction costs had been held down because the building industry was operating well below capacity. The report noted the move towards refurbishments in the city. Restoration work has brought back much of the charm to older parts of the city.

Kenneth Ryden and Partners in their January property review noted that in terms of investment the institutional market remained firm, with considerable interest shown in the small number of prime developments that became available. The market appears to be unaffected by the recession with funds buying for long-term growth rather than short-term gain, the review noted.

## Testing time for market

THERE ARE some paradoxes in Manchester's office property market. The recession has hit the take up of space in some sectors but overall the past 12 months have witnessed a general level of activity that has shown virtually no downturn from the previous year.

At the same time, very little good quality newly-built offices are coming on the market and as a result the city has probably little more than a year's supply of empty office accommodation. Major tests of the market's buoyancy though will be the speed with which two medium-sized office developments now on the market are taken up.

The city has maintained its take up rate of about 350,000 sq ft a year. There is probably under 500,000 sq ft available and although developers have been at work over the

### Manchester

NICK GARNETT

past few years the amount of new accommodation under construction is relatively small.

Very few new occupier offices have been constructed in recent years. A good proportion of what has been built has been centred on the prime location in Wilmslow south of the city in Cheshire. The new headquarters for the Whitcroft group is the most obvious example. The vast bulk of new office space has been speculative for letting in the open market.

In general, rents have doubled in the past five to seven years. For new buildings in the city centre they have reached £5.50 to £6 per sq ft, an increase of £1.50 over the past 18 months.

That is now broadly in line with the asking rents for the biggest new office block on the market—the 100,000 sq ft of space in Heron House, Albert Square.

That development was due to house part of the city's local authority administration which eventually decided against the move. Next to it, the Royal Liver development has been let to Commercial Union—the first pre-letting of any size in the city for many years.

Suburban rents have reached £5.25 per sq ft for small units and agents report that £4.50 has been easily obtainable for whole buildings. The exception to the pattern of generally lower suburban rents is Wilmslow outside the immediate city boundaries, which with good shopping, communications, car parking and housing now has property on the market at £8.50.

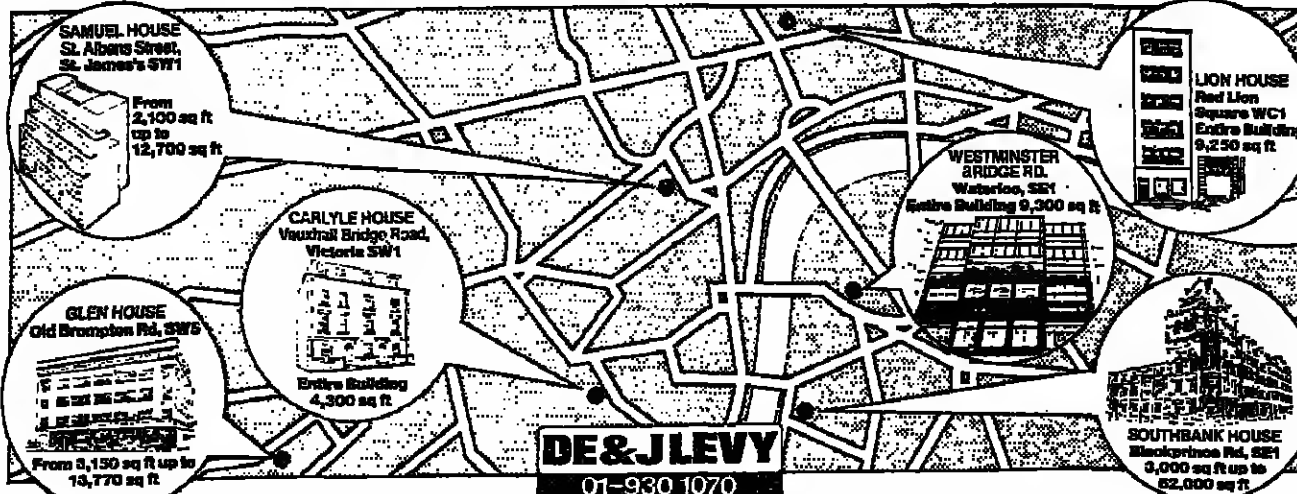
Refurbished accommodation has been left behind a little, in terms of rental growth, however. Some agents say that Manchester will never again see major office and commercial development such as the Arndale Centre in the heart of the city. The speed with which Heron House and the 40,000 sq ft penthouse, near Spring Gardens are rented could also determine how soon new medium-sized ventures are planned. The latter is widely expected to be let shortly leaving only Heron House available in that bracket size.

There are some major sites however which could be developed. One is the old Central Station location for which a number of grandiose commercial schemes have been conceived. One overall development plan costing £120m and including an exhibition centre and hotel has been proposed by the Metropolitan Council. Others are the old cotton warehouses around Whitworth and Princess Streets.

One change that is likely to affect office development is the City Council's planning policy. Agents say that there has been a very noticeable shift in the council's attitude towards city centre parking. Where once it resisted the creation of new parking facilities linked to office development it is now much more lenient and in some ways encouraging.

This, to some extent, has been forced on the council by the relative attractiveness of outer locations such as Altrincham, Sale and Cheadle Hulme on the edges of the city where offices of say 12,000 sq ft or more have parking space for 20 or 30 cars. Like so much of industry and commerce, property agents and developers point to the rates burden as an important factor in the speed of renting. Most appear worried at rate increases within the city.

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TECHNOLOGY

EDITED BY ALAN CANE

Debut for UK's miniature oscilloscope

BY DAVID FISHLOCK, SCIENCE EDITOR

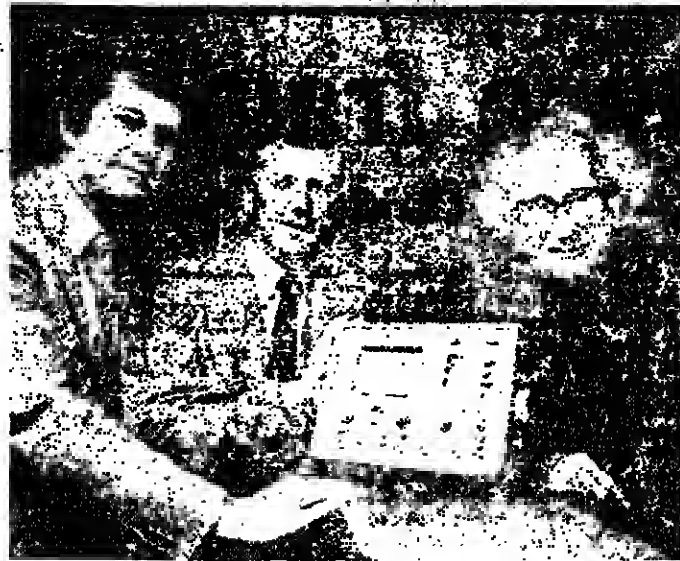
PROFESSOR CYRIL HILSUM, chief scientific officer at the Royal Signals and Radar Establishment, Malvern, tells a story to illustrate the importance of backing hunches in science. In the late-1960s, when Malvern had persuaded the Government to support a research programme on novel electronic displays, a report was drafted proposing that the main effort should be focused on ferrite (magnetic) displays with a smaller effort on liquid crystals as the outsider.

At the 14th hour, Prof Hilsum switched the emphasis to make liquid crystal (LC) displays the prime target. Today, Britain is earning about £500,000 a year in royalties from sales worldwide of miniature LC displays, chiefly for Japanese digital watches and calculators.

Malvern, with the help of Hull University, perfected a new family of far more stable chemicals to use as liquid crystals. Meanwhile, the magnetic display seems to be dead. This week, Malvern's pioneer-

ing work in developing the LC display took another major step forward with the commercial debut of what it believes is the world's first oscilloscope with a flat screen instead of the customary cathode ray tube. From a prototype originally demonstrated by Prof Hilsum's displays group, Scopex of Letchworth Garden City, specialists in oscilloscopes, have developed a portable instrument that needs only 15 volts to drive its display, instead of the high voltages of the CRT.

The result is a rugged plastic back weighing only 2.5 kg, as convenient to carry as an Avo, which can be used to look for trouble in factory, garage or hospital environments where a risk of explosion has previously excluded the oscilloscope. Shock and acceleration cause no problems, the maker says. Its display is a green 10 cm by 6 cm, with the curious characteristic that waveforms become more, not less, readily visible as ambient light be-



Paul Holland of Scopex (left) and Dr Ian Shanks and Professor Cyril Hilsum of the Royal Signals and Radar Establishment, with the Scopex Voyager oscilloscope.

He claims that at a price of £2,500, Scopex is "providing the technology of liquid crystals almost for nothing." Mr Jim Copps, managing director of Scopex, reckons that the privately-owned company has invested about £150,000 in the development, out of profits on its conventional oscilloscope range. Last autumn he raised a £400,000 bank loan from Barclays—less than he wished, he acknowledges wryly—to finance initial production of upwards of 100 Voyagers a week, together with further development of a range of LC oscilloscopes.

There's no better way to cut telex costs. CSL logo and contact information for CSL Business Systems Ltd.

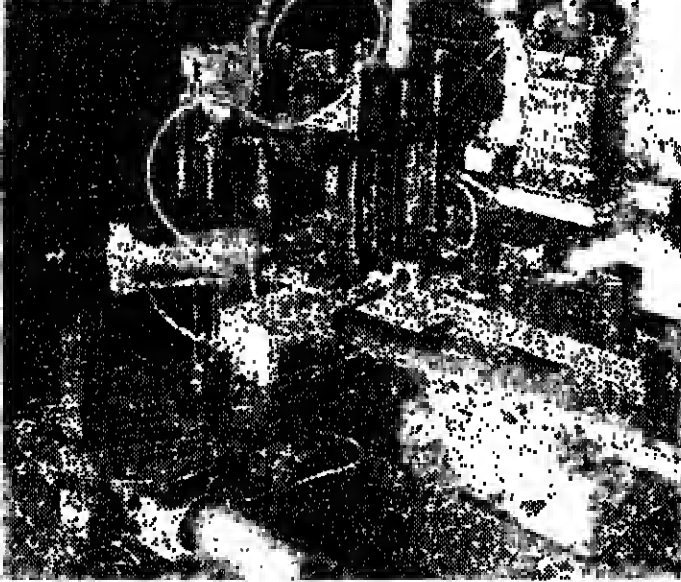
Portable saw for file cutting. A PORTABLE tile saw for floor, wall and roof tiles up to a maximum thickness of 40mm (1 1/2 ins) has been announced by Errut Products of Speedwell Industrial Estate, Staveley, Derbyshire (0346 432323).

Automated feeds for presses

ROBOTICS is the "in" word these days. But what small and medium volume manufacturers want is real low-cost automation which they were promised during the white heat of technological revolution days of yester year, and which, somehow, failed to do more than poke its head round the corner. Those doing press work probably felt more let down than most because even today the method has hardly changed since the beginning of the century.

A blank piece of metal is put under the press, the guard gate is closed to prevent accidental injury, a foot button is pressed and down comes the press for the first operation. The developing component is then passed to the next powered press, and so on until completed. Les Dyche, a design engineer, thought a lot about how to change this while he worked to establish his own business under the arches of Snow Hill station, the old Birmingham railway station.

After a six-year spell in South Africa he now has a small factory at Tamworth, Staffs, and some new and updated equipment for automating the feeds to power presses. Basic costs range from £1,700 to a maximum of about £4,000 to transform even 30-year-old presses without, however, the need to alter their tooling. The outlay is often recoverable in a few months. The versatility of the system is illustrated by the wide range of components that can be made, from lock parts and cutlery blanks to gear wheels and alloy cabinet slides, in sizes up to 12 ins square, but with a near future ability to go to 15 ins. Because the feed mechanism can be changed in 15 minutes the system is especially suitable for short runs. The method of operation and devices used are so simple they fall within the "Why didn't I think of that before" category. Air-actuated mechanicals are used so that the operator can not only see what is going on but make adjustments and repairs if necessary. A number of different feeds are available. One of them is a feed plate at the far end of which is a space into which the blank is fed from a hopper. The plate is shot forward on the up stroke of the press and placed correctly, at the same time pushing the component on to the next station.



A close-up of a turntable magazine with reserve stock for automatic feed to the press.

Temperature calibrators for diesel, turbine checks

TWO temperature calibrators designed for checking large diesels or turbines have been announced by E. V. Johanssen of Denmark, and are available through Hunter Agencies, Newcastle upon Tyne (0682 810377). Johanssen claims that the EVJ 200 and 600 have resolved the problem of frequent calibration for such instruments. The models cover the

range up to 600 deg C and, at seven kilogrammes, are highly portable. Both offer digital read out and have dispensed with ordinary mercury thermometers. Stable calibration temperature can be achieved in about six minutes with re-setting to a lower temperature by an internal fan. MAX COMMANDER

Stable calibration temperature can be achieved in about six minutes with re-setting to a lower temperature by an internal fan. MAX COMMANDER

Servo-motors. CONTRAVES Industrial Products, Moulton Park Industrial Estate, Northampton (0604 483201) has introduced a range of DC servo-motors. Two series, offering a choice of eight models, are available.

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Stand for electric drills. A HEAVY duty vertical drill stand for the Sugino Type ESB electric drills is now available from Concentric Production Research. Similar stands are available for all the pneumatic feed units from Sugino. The stand (model US-74) has a 600 mm vertical column with a drill clamp to swivel as well as slide to facilitate angular rotation of the drilling or tapping unit. Concentric is at Reddicap Trading Estate, Sutton Coldfield, West Midlands (021-378 3030).

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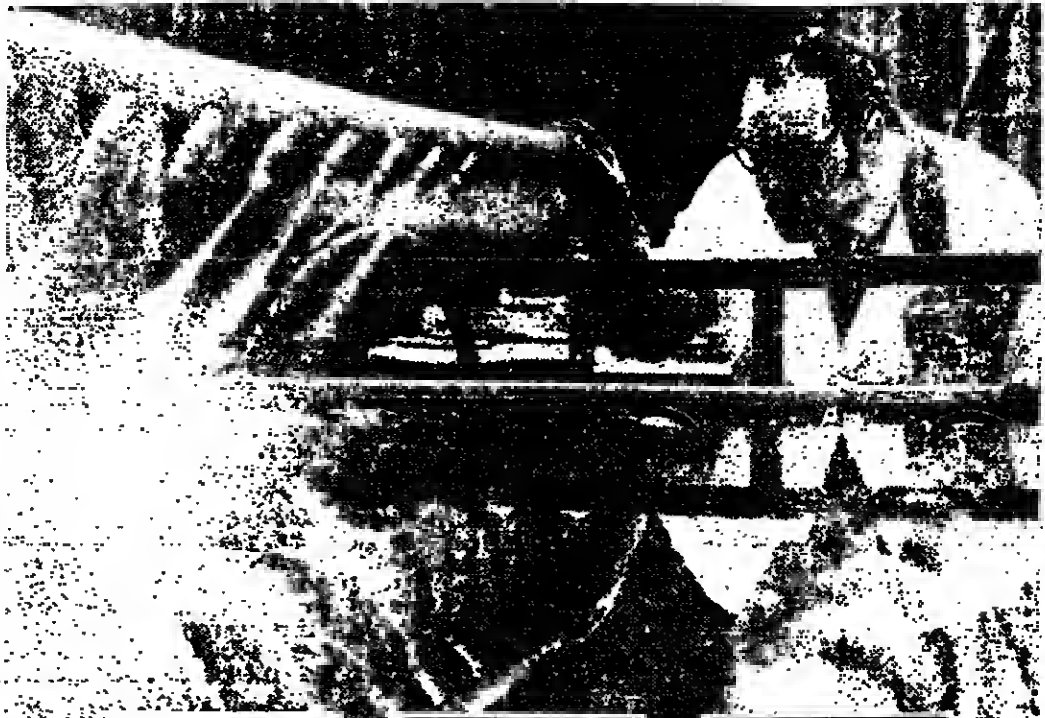
# How a fragile jigsaw is being pieced together

## Christopher Lorenz examines the painstaking integration of Pilkington and Flachglas

Takeovers are far trickier than many companies realise. No amount of sophisticated searching for the ideal acquisition candidate, nor financial wizardry in the deal itself, can compensate for inept handling of the prolonged integration process which then has to follow.

When the parent and its new subsidiary are in different countries, with contrasting corporate cultures, the stakes are raised still further. Add to this the parent's inability to exert direct managerial control, because it does not hold all the subsidiary's shares, and you face potential disaster.

Such was the challenge facing Britain's Pilkington Brothers when in June 1980 it bought a 62 per cent stake in Flachglas, West Germany's leading glassmaker, for £141m. Last Friday we examined the strategy behind the deal, and the way it was executed, while Monday's article outlined Pilkington's "softly, softly" approach to the integration process. Today's concluding article looks at the detailed problems that have confronted five joint sub-committees which the two companies formed to transform the takeover from a paper deal into a properly co-ordinated reality.



Taking the heat out of glassmaking: as crucial a business for top executives as for the production worker

THE achievements of the most active sub-committee, Finance, have been "brilliant," according to Pilkington's deputy chairman, Denis Cail.

Chaired by the group chief accountant, Peter Grunwell, the sub-committee has had to work to a punishing schedule from the very first weeks after the acquisition. Its initial task was to overcome the myriad of differences between British and West German accounting practices so that an anglicised form of consolidated accounts from Flachglas could be included in Pilkington's half-year statement in November. The process was complicated by the fact that the companies have different year-ends: Flachglas in December, Pilkington in March.

This had to be followed by the tortuous process of bringing the German company's reporting procedures and controls into line with those of its new parent. Though considerable progress has been made, a number of contentious issues still have to be resolved.

In the main, these result from the fact that, though neither company follows a very formal approach to strategic planning, Pilkington's operating procedures and controls are more formal and comprehensive than those of Flachglas. As hefts a much larger company with a wide spread of interests in remote parts of the globe, "we're fairly sophisticated and our board is a great reader of financial documents," according to Grunwell.

Several tricky problems had to be resolved in the space of just three months of the first sub-committee meeting. They

included the discrepancy between the two companies' treatment of assets and depreciation; Flachglas still values on the basis of historic rather than replacement cost.

Flachglas's handling of reserves and pensions provisions also differed markedly, and had to be adjusted for the British accounts. But it was consolidation itself which presented the biggest single problem.

Not only was Flachglas, like many West German companies, unused to producing any form of consolidated accounts but Pilkington has a strict procedure which fills a 54-page manual and which had to be explained line by line. Such were the complexities that the final stage of the process, adjustment of the already anglicised accounts on to a current cost basis, had to be carried out by Grunwell's staff, rather than by their German counterparts.

As for the presentation of the accounts, Flachglas had to be persuaded to follow British practice in stock market disclosure, instead of the more limited West German variety.

The work of that first few months made it easier for the German company to conform with the monthly reporting format which all Pilkington's subsidiaries make to headquarters. Covering return on sales, return on capital, and cash position, these began to

flow early last year, as did the standard bi-monthly chief executive's report which all Pilkington companies submit.

Up to the end of 1980 the sub-committee met monthly. But work on consolidating Flachglas's year-end figures, followed by Pilkington's need to concentrate on putting together its own accounts after the end of March, rather than the half of 1981, says Grunwell, slowing the pace of meetings to a roughly quarterly cycle and delaying further progress on reporting and controls.

It was only last November that Flachglas began submitting the standard Pilkington bi-monthly forecast of performance versus budget; the German company had always confined its formal budget monitoring procedure to a half-yearly exercise, though more frequent reviews took place informally.

Other examples of the progress which has been made, since mid-1981 include an agreement on how the Flachglas group and Pilkington will exchange capital expenditure data; previously Flachglas did not include its subsidiaries. It will also move into line with Pilkington's practice of producing two-year forecasts along with its one-year budget.

The sub-committee has also spent considerable time on such matters as comparisons of capital investment appraisal techniques, the compilation of a dictionary of terms, and a discussion of relationships with the UK stock market.

But the most significant item of progress has been on the thorny question of how to reconcile the two companies' investment approval procedures. Pilkington operates a highly formal two-stage process, under which projects of over £30,000

not only have to be approved as part of the capital expenditure budget, but also have to be justified individually when the expenditure is about to be committed.

The issue was first raised in terms of Flachglas having to move into line with its parent's procedure. But this suggestion provoked strong resistance from some of the top German executives, as did the notion that Flachglas should accept the established Pilkington group formula that any expenditure of over £2m must be submitted for approval to the general board in St Helens.

The German objections were expressed in proud yet practical

terms, such as "that may be all very well for Pilkington's existing subsidiaries, but not for someone as large and financially strong as we are." Or "Don't forget that Flachglas finances itself, without getting a penny from St Helens." (To which one Pilkington manager retorts: "This may be true at the moment, but that doesn't mean it always will be.")

A compromise formula on two-stage controls was finally agreed just before last Christmas, 15 months after the question had first been raised. Proposed acquisitions will continue to go to the supervisory board, but now backed up with a Pilkington-style evaluation. The annual capital expenditure budget will be broken into individual items of over £20,000 and—in an informal exchange of data—these will be referred to the relevant sub-committees, which will have capital expenditure as a standing item on their agendas at their bi-monthly or quarterly meetings. Flachglas itself will also continue to

conduct a half-yearly capital expenditure review.

By implication, this arrangement could also by-pass the problem of the £2m limit: if individual projects of even relatively small size have to be "vetted" by the sub-committees, there may prove no need to ask the reluctant Flachglas to submit those of £2m plus to Pilkington's general board.

Not only should the new procedure go some way towards meeting Pilkington's insistence that projects should be justified on a project-by-project basis, but it may also help to resolve his concern about its lack of direct participation in the management board. In effect, the horizons of the sub-committees are being raised from post-acquisition issues to

ing, two of Pilkington's most senior engineers were dispatched to Germany to advise on the complicated repair of a float glass plant.

Technical pride on both sides obscures the real extent to which Flachglas modified its repair plans as a result, but there is general agreement with Dr Ott Stiel, production director and deputy executive chairman of the German company, that the main theme of the sub-committee's work "has been our attempt to compare our technical performance."

As Monday's article explained, this analysis of the immensely complicated process, thanks to the contrasting organisational structure of the two companies, and the differences between their factory layouts. This applies even to a comparison of such apparently simple matters as the quality of raw materials, their melt rates, the thermal efficiency of the plants, and production yields.

As a result, it was only last summer that analysis began of overall production costs. Until these are agreed most comparisons of the two sides' production efficiencies will remain impressionistic and subject to interpretation.

The same applies to much of the work of the Safety Glass sub-committee, where Geoffrey Iley, its chairman, admits that Flachglas has been more effective than Pilkington at using numerically-controlled machine tools from outside suppliers.

On the other hand, he claims that in other respects the efficiency of Flachglas's safety glass manufacturing is "not markedly better" than that of his own company, Triplex. This obviously applies to factories where Triplex and Flachglas have comparable production lines: in laminated windcreens, for example, Triplex is just beginning to spend £3m on modernisation at its main UK plant, which will help bring productivity up to the German level.

As with flat glass, any suggestion of potential rationalisation of safety glass supply between the two companies is parried by Pilkington. Not only is it usually uneconomic to transport glass over long distances—particularly across water—but in safety glass it points to the advantage of close relations between supplier and customer. Thus while Pilkington's 2 per cent share of the German safety glass market consists largely of sales to BMW, Daimler-Benz, Audi and VW.

The only really sensitive decision that the sub-committee has had to make so far was whether Flachglas or Pilkington's Finnish subsidiary should benefit from VW's decision to start using laminated as well as toughened glass on the German market. The Finnish company had previously supplied VW with laminated windcreens for its export markets, and would have liked to capture some of its new German business too, but a telephone call between Flachglas's marketing director and his Pilkington safety glass counterpart settled the matter largely in Flachglas's favour.

The marketing sub-committee deals mainly with flat glass and has had few substantive decisions to take. This is partly thanks to the fact that the international glass industry's traditional "market leadership" concept now splintered, if not shattered, by the force of international competition—kept the two companies out of each other's home market. The

strength of German demand also discouraged Flachglas from following Pilkington's lead into world markets.

The West German cartel office's insistence that existing competition between the two companies should be maintained has proved to be less problematic than expected. In the current state of the market an agreement not to compete with each other would not necessarily mean the business would go to the partner company; instead it might end up in a competitor's pocket.

All the same, the subject of both sides to enter that party competition has inevitably made relations between their marketing specialists rather tense. "We are working towards a common philosophy but it would all have been easier if times had been better," says Bob Jones, marketing director of Pilkington's Flat Glass Division.

The one area where key decisions will soon have to be made on flat glass, safety glass, and Flachglas's other downstream businesses, is on future product policy: the sensitive question of who should make what, and where. A whole nexus of decisions of this kind has been hanging fire on the deliberations of the Technical sub-committee.

Among the delaying factors has been the usual complexities of measurement—in this case of how much effort each side is putting into various research, development and engineering projects. Syd Robinson, Pilkington's research and development chief, calls this "an essential state-of-the-art" in both companies.

One of the findings is a welcome one that, in the marketplace, there is relatively little overlap between the two companies. Over half Flachglas's research and development is geared towards particular products, whereas over two-thirds of Pilkington's is directed at basic manufacturing technology.

But an equally significant part of the work of Robinson's sub-committee has been the drafting of a legal agreement for the exchange of technical know-how between the two sides. Like much of the work of the finance sub-committee, this has been made necessary by the fact that Flachglas is not a wholly-owned subsidiary.

Just as Flachglas's minority shareholders might have objected if its glass coating technology, for example, was transferred free of charge to St Helens, so Pilkington was loath to hand over all its flat glass technology for free—not to speak of its heavy investment in fibre optics and other electro-optical technology. So Pilkington has insisted on some form of payments contract.

Some Flachglas executives claim a "technical assistance" agreement is unnecessary and that their own technology is sufficiently strong to justify an "open door" exchange. On the other hand, Pilkington argues that the German company's R and D spend would have to be raised to make it proportionately equal to its own.

A form of cross-licensing was discussed, but the two sides have now devised a formula which will "balance" the two companies' contributions to R and D. Before it can take effect, however, it must be approved by both sides' auditors and tax authorities, not to speak of the Flachglas supervisory board. Only then will the two companies be able to start organising a joint R and D programme.

# Rescheduling—bankers' jargon for broke?

The Economist's annual International Banking Survey, just out, takes as its central theme the growth of the relatively modern phenomenon of country debt rescheduling and looks at some of the implications.

First, for the relationships between banks, central banks and their governments. Rescheduling undoubtedly puts a strain on the delicate balance between them. The result of this may be for banks to become more politicised. The survey will look at whether, and how, this can be avoided.

What are the lessons of history? Experience with rescheduling countries' external debts over the past two decades — an accelerating phenomenon — is examined.

Case histories. How have countries like Poland, Brazil, Iran and Rumania coped with their foreign debt crises? More to the point — how have the banks coped?

What are the actual mechanics of rescheduling? How much do banks hide behind the skirts of their own governments — often doing their own rescheduling in the "Paris Club"? Cannot the process be made more efficient and less exhausting for all participants?

Risk. Have the banks learnt how to spot high-risk country borrowers? Have they got the nous and nose to judge country risk?

International agencies. Is the role of the IMF in rescheduling bank debts too great or too small? Should there be more World Bank co-financing?

Accounting. The implications of doubtful rescheduled debts on the balance sheets of banks around the world are substantial. How are provisions for such eventualities made?

The future of the Euromarkets. Will recent events in Poland and elsewhere make bankers more nervous about international lending? Will this bring about even more rescheduling?

Copies of this important issue of *The Economist* are available at newsstands now — make sure you get your copy.



Management abstracts

What are "business ethics"? P. F. Drucker in *Across the Board* (U.S.), Oct 81

Argues that business ethics do not reflect general ethical values; with a wealth of historical detail and modern parallels, develops concepts of "ethics of organisation."

Global competitive pressures and host-country demands. Y. L. Doz + others in *California Management Review* (U.S.), Spring 81

Looks at host-country pressures on multinational corporations and demonstrates how a local strategy which runs counter to an MNC's overall policy may have to be followed; gives examples of how unnamed MNCs leave decision making sufficiently flexible to cope with changing emphasis between local and global issues in particular countries.

The use of scenarios in planning. H. E. Klein + R. E. Linneman in *Long Range Planning* (UK), Oct 81

Examines the use of multiple scenario analysis in corporate planning in U.S.; reports that companies have rejected formal methods of scenario-generation on the grounds that they are too complex and time-consuming.

Product quality—a prescription for the West. J. M. Juran in *EQQC Quality* (Switzerland), No 3/81

Traces strides made in product quality in Japanese indus-

try, and contends that the emphasis on training (at all levels) and top management commitment must be emulated by Western companies; proposes actions for implementing quality control changes and warns against "pseudo-solutions," e.g. attempting to defeat competition by legislation rather than in the market-place.

These abstracts are condensed from the abstracting journals published by *Anchor Management Publications*. Licensed copies of the original articles may be obtained at £2.50 each (including VAT and p+p cash with order) from Anchor, PO Box 23, Wembley, HA9 8DJ.

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Friday March 19 1982

## The nuclear riddle

NUCLEAR disarmament is far too serious a matter to be made the subject of purely public relations exercises. Yet that is what President Leonid Brezhnev of the Soviet Union came close to doing with his latest proposals for limiting theatre nuclear forces or intermediate range nuclear rockets in Europe.

The Soviet leader offered to freeze, at its present level, the deployment west of the Urals of his SS-20, SS-5 and SS-4 launchers, provided the West scrapped its own intention to deploy Cruise and Pershing II missiles in Western Europe. He even offered to withdraw some of his rockets behind the Urals.

**Conventional forces**  
In making this proposal, Mr Brezhnev assumed that East and West had roughly balanced forces of that kind in Europe. To arrive at that balance he threw the French and British nuclear forces into the calculation, along with the so-called Forward Based Systems, meaning aircraft capable of carrying a nuclear bomb from Nato territory to the western Soviet Union. He did not count his own aircraft with nuclear potential.

The two sides of the equation are therefore not consistent. It is a technique that the Russians have adopted on other occasions. At the Vienna talks for Mutually Balanced Force Reductions, Moscow also assumed a balance of conventional forces—a balance whose existence the West firmly denies—and proposed proportional cuts on both sides.

In the Western view in both cases—that of MBFR and of the intermediate-range missiles—the cuts proposed from Moscow would merely serve to cement Soviet superiority.

That Western argument is sustained by the fact that it is not the first time that Mr Brezhnev has based proposals on the hypothesis of a nuclear balance. He did so as long ago as 1975; yet since that time has deployed west of the Urals at least 250 and possibly 300 SS-20s.

It is therefore legitimate to conclude that his latest offer is directed principally at the European peace movement, and above all at the forthcoming congress of the West German

Social Democratic Party. A vocal minority in that party is unconditionally opposed to the deployment in Germany of Cruise and Pershing missiles. It would be idle to pretend that the West has not engaged in public relations gestures of its own. The agreed Western position for the Geneva talks is the so-called zero option. If accepted, it would forbid the deployment of the new intermediate range missiles in Western Europe and commit the Soviet Union to dismantling its equivalent land-based launchers. That commitment would apply not only in Eastern Europe but also in the Asian parts of the Soviet Union.

The zero option is unacceptable in Moscow and the West knows it. But the reason for proffering it is not merely the wish to go to Geneva with a popularly attractive maximum demand. The West wants it to apply to the area east of the Urals because the SS-20 has mobile launchers which could rapidly be shifted westward in times of acute tension. Besides, such is the range of the SS-20 that it could hit targets as far west as France and Britain from positions east of the Urals.

Mr Brezhnev's method of arriving at his hypothesis of balance in Europe lies behind the difficulties encountered at Geneva. The Soviet side wants any agreement reached to cover not only its own and the American land-based intermediate range missiles. Moscow also wants it to apply to nuclear launchers and to the British and French nuclear deterrents.

**Equally dead**  
That makes sense inasmuch as you are equally dead whether hit by an American, British or French bomb. But the Soviet negotiating stance seriously complicates an already difficult issue, not least because of British and French national interests. If the Russian approach were adopted, agreement at Geneva might have to wait for the Greek calends.

The sectoral approach chosen by the West is far from perfect. But precisely because it is limited, it holds out some hope of agreement. If it can be reached, such an agreement should then lead on to further negotiations about other nuclear weapon systems.

expected to give. He has also stopped the dialogue between the secretaries general of the two countries' foreign ministries. But he has not come up with any positive alternative policy.

It is of course Dr Papandreu's duty to assert his country's rights—and he believed that past Greek policy threatened them. It may also be that he has fostered the role of tough national leader in order to prevent attacks if he switches towards peace-making.

Admiral Uluusu's remarks hardly help, though they reveal a growing frustration in Ankara. The military regime is increasingly impatient with Western Europe's complaints over its record on human rights—complaints which Dr Leo Tindemans, the Belgian Foreign Minister, is to voice on behalf of the EEC in Ankara today. It may be tempting for the generals to consider Dr Papandreu an easier target to strike back at, but they should realise that his concerns touch a chord with many Greeks.

It is precisely because misunderstandings between the two countries are so profound that the potential role of their friends is crucial. The West's initial anxieties over Dr Papandreu's policies towards Nato and the EEC are largely stilled. But on the Aegean he has revealed how threadbare are the patches which have been covering the differences between the two putative allies.

**Military balance**  
As a first step the West must persuade the two to avoid the rhetoric which has been ruffling the waves. Next, it must convince both sides that their crucial interests will be protected while they sit down—as they must—to talk through their problems. This requires preserving today's military balance, which means keeping arms aid in proportion.

It also requires some Western endorsement of today's borders. The U.S. may argue that providing this endorsement is impossible as long as Athens and Ankara are at logger heads. But it is just at such times that this endorsement is most necessary. This should fall short of any direct military commitment, but in their different ways Admiral Uluusu and Dr Papandreu have both underlined that the West cannot afford to remain aloof.

FOR THE THIRD successive year, March has proved to be a critical month for Stone-Platt Industries, the troubled engineering group. But this time the company has failed to survive.

Yesterday brought the sad end, tinged with bitterness, of a company which until quite recently was regarded as one of the brightest stars in the British engineering industry. To the last, the company has been claiming that it is capable of pulling itself round. The collapse leaves the group's bankers and large shareholders still arguing over the rights and wrongs of the decision to let the group go to the wall.

On the two previous occasions the City of London had rallied round to keep Stone-Platt on its feet. In 1980, for instance, the banks agreed to reschedule loans of some £30m after the company had betatedly discovered that attributable losses and write-offs totalling some £17m in 1979 had rendered it in breach of medium-term loan agreements.

In March last year an elaborate £50m refinancing package was agreed after losses of some £15m had put the balance sheet further into trouble. Under the very close eye of the Bank of England the clearing banks, led by Midland, agreed to continue to support the company, and investment institutions such as Equity Capital for Industry and Prudential Assurance chipped in some £10m of new equity through a rights issue.

All this was on the basis of a forecast that Stone-Platt might be able to break even for the year 1981. Yet losses have continued, and including the capital write-downs resulting from the planned sale of its key textile machinery subsidiary, Platt Saco Lowell, the group was facing total attributable losses and provisions of over £20m in drawing up its 1981 accounts.

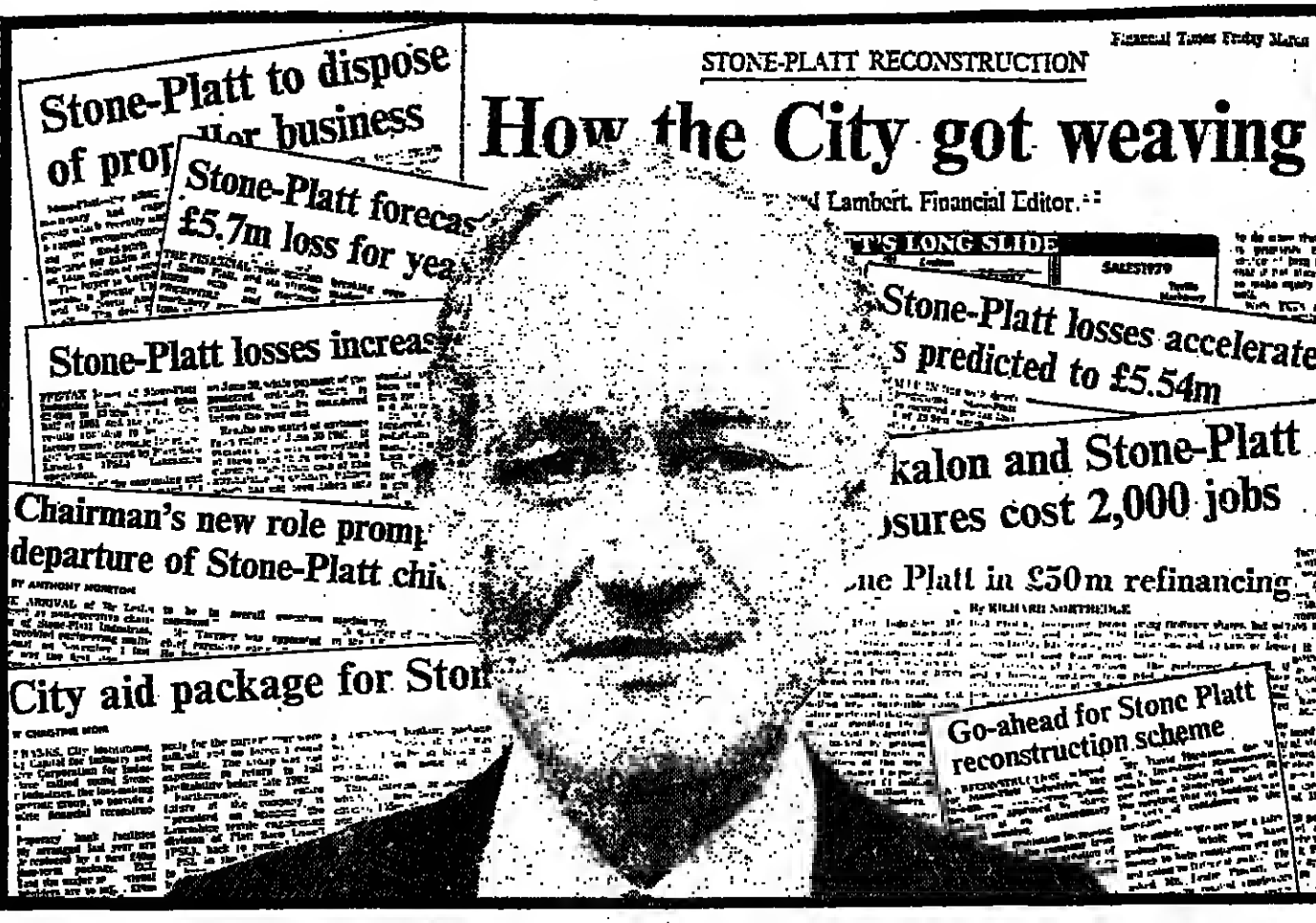
Yesterday's recriminations were rumbling around the City over the failure of a final last-ditch proposal to save the company. The banks decided that they were not prepared to go along with a further capital reconstruction plan which involved, among other points, a second rights issue and the conversion of a part of the bank indebtedness into preference shares.

Stone-Platt was a proud engineering company with a long history. At the beginning of the century its Oldham factory employed 26,000 people.

In the 1950s the Platt Brothers textile machinery company merged with the electrical and mechanical engineering business J. Stone to form Stone-Platt, and later expansion moves included the 1973 purchase of Saco-Lowell, a sizeable U.S. textile machinery manufacturer.

In 1973 it was still a relatively large and diversified multinational group with sales approaching £200m in product lines ranging from textile machinery and railway equipment to pumps and marine propellers.

Its operations straddled a large number of countries, in-



Stone-Platt chairman Mr Leslie Pincott: "The end of the road for a fine British engineering company."

cluding the UK, the U.S., Spain, and India. At that time its balance-sheet was sound, though profits had been coming under pressure—with a drop from £15.8m pre-tax in 1976 to £9.5m two years later.

From that point, Stone-Platt entered a remorseless three-year slide to extinction. With the benefit of hindsight it can be seen that the principal reason was a catastrophic decline in the fortunes of the UK textile machinery business, compounded by the decision of the management to sacrifice the healthy parts of the group in order to sustain this central running sore.

In just over three years, from the beginning of 1979 to February 1982, Platt Saco Lowell (PSL) recorded total pre-interest trading losses of £10m. The remainder of the group, in contrast, produced overall profits of £14m.

Yesterday Mr Leslie Pincott, the one-time Exxon oil executive who was brought in as chairman to save Stone-Platt in November 1980, spelt out the plight of the Lancashire textile machinery side.

"The problem was that the UK textile industry was in decline," he said. "Few of our products had a real home market." This was in marked contrast to the company's South Carolina plant, sited in the centre of the U.S. textile industry.

The Lancashire factories were forced to rely on exports to developing countries like Taiwan and Korea. And though the quality of PSL's machinery was high, competition against the mainly German and Swiss rivals

in a declining market became cut-throat. Mr Pincott the Accrington plant might have broken even in 1982 "given a fair wind." But the costs of investment and development were such as to require an unacceptable cash outflow.

So in the middle of February Stone-Platt signed heads of agreement for the sale of PSL to an American buyer, John D. Hollingsworth on Wheels, for £12.75m. But far from being the salvation of the rump of Stone-Platt, this was the final move which toppled the group into financial oblivion.

The reason lies in the balance

sheet impact of such a sale. The book value of PSL was just over £30m. Such a disposal would therefore have required a write-down of the order of £20m which would—as a post balance sheet event—have reduced end-1981 shareholders' funds from (in round figures) £40m to £20m.

The banks, however, have imposed very strict borrowing conditions on Stone-Platt. There is a 1:1 limit on the ratio of borrowings to shareholders' funds, and a money ceiling on total bank debt of around £20m. That facility would be reduced after any substantial disposals.

At the end of 1981 Stone-Platt's borrowings appear to

have been some £30m, but have since risen to £34m and the bank were fearing that the total would reach—and perhaps exceed—£40m next month.

Further small closures were scheduled, involving more write-downs and provisions, and the clearing banks—which are again being led by Midland—considered that Stone-Platt's shareholders' funds were likely to fall to around £15m.

The clearer came to the conclusion that this capital base would be unacceptably small for a company which would still have needed facilities of approaching £30m. And this figure does not take into account ancillary facilities of perhaps £20m in respect of foreign exchange and export bonding.

This explains the company's last desperate search for assistance from its major institutional shareholders. These are Equity Capital for Industry (owned by insurance companies and pension funds) and Finance Corporation for Industry (owned by two individual institutions, Prudential Assurance and the unit trust group M and G).

A capital reconstruction was proposed which involved the writing down of the interests of the existing Ordinary shareholders, the conversion of the existing Preferred Ordinary into Ordinary, and a rights issue of Ordinary shares.

The banks were requested to convert bank indebtedness into Preference capital to the same amount as would be raised by the rights issue. They were also asked for £30m of direct bor-

## 'Prices were tumbling to the lowest level quoted for a spindle in living memory'

Even so a recent marketing effort had some success. Orders from countries like Korea and Indonesia boosted the level of outstanding business to a reasonable level, allowing the Accrington factory to go back on to full-time working.

But the costs of this reorganisation programme were enormous. Below the line write-offs of some £23m have been incurred, and profitable businesses such as the pumps side were sold off to keep down indebtedness.

At the end of it all, the Stone-Platt board was forced to the conclusion that it could no longer justify keeping PSL in operation even in its drastically

reduced form. According to Mr Pincott the Accrington plant might have broken even in 1982 "given a fair wind." But the costs of investment and development were such as to require an unacceptable cash outflow.

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The reason lies in the balance

## Men & Matters

**Digging deep**  
As you might expect from a mining company, I suppose, Louro South Africa usually keeps its head well below ground. But signs of ructions in the boardroom have been surfacing these past few days.

Staff of the Johannesburg company—one of the group's biggest profit contributors—got the first glimpse of trouble in a circular from chief executive Syd Newman. This informed them that he had "proceeded on retirement" the previous day "and therefore ceased to be chief executive."

"Not even giving us time to buy him a clock," as one staffman put it. But his concern was short-lived. A second memo from Newman the next day told his bewildered employees that Tiny Rowland had refused to let him go and "has instructed me to remain as chief executive in South Africa and as chairman and managing director with a clear mandate."

Local Louthologists who have been digging into the affair reckon that Newman was piqued by the appointment earlier this month of his deputy, Tony Lee, to the group's main board in London, an accolade not yet awarded to Newman.

Rumour at the time had it that Lee was to be used to remove the outspoken Newman from his position in the company.

Rowland's blessing should come as a relief, then, to the former Rhodes Scholar and Barbarians and England Rugby player. For he has other troubles at the moment.

Earlier this year, Skyways Sappo, a suitcase manufacturing company of which he is a director, was put into liquidation with assets of about £1.2m (£645,000) and liabilities of £2m (£1.1m).

**Papal bill**  
The vicissitudes of the secular world are making themselves felt in the rarified spiritual climes of the Vatican.

The Pope, I hear, is getting well into the red, and the Holy See's workers are giving him a labour headache.

Luckily, contributions from the faithful around the world have covered the Vatican's undisciplined—but huge—debts until now. But the ravages of Italy's 20 per cent inflation rate combined with an expansion of church activities, mean that the Holy See faces a record deficit of £36m (£17.6m) this year.

That announcement was made by a recent special meeting of Cardinals, who discussed ways of restoring the Vatican to financial health.

by "mutual and equitable understanding."

**Taylor made**  
What are we to make of the latest musical chairs at the top of Manufacturers Hanover Corporation's fourth largest bank? Has Yorkshire's Harry Taylor won the battle for the number two job?

When John McGillicuddy took over as Manny Hannay's chairman three years ago he took the title of president, with him and designated the two contenders for the post—John Torelli and Harry Taylor—vice-chairmen.

Ever since then, there has been speculation about who would eventually take over as president.

McGillicuddy appears to have decided the issue, by appointing Taylor to the job of president of Manufacturers Hanover Corporation and Torelli to the presidency of Manufacturers Hanover Trust company. The two men will have "co-existent responsibility" in the general management of the corporation and the trust company.

That said, seasoned "Manny Hannay" watchers believe that our lad from Guiseborough has the marginally senior position, being president of the quoted public company. However, Torelli supporters note that their man is 10 years younger than Taylor, and can look forward to the inheritance when McGillicuddy retires.

**Numbers game**  
The Treasury is gathering more economists to its fold than ever, according to the latest figures on the professional financial coffins the Government employs.

With 65 out of 379—obviously some departments employ the proverbial one-handed economist described by the late Dr Schumacher—the

Treasury has restored its supremacy as top employer of economists over spending ministries.

It fell behind 10 years ago, when there were only 543 in Great George Street, compared with 84 in the mammoth spenders of Environment / Transport. Now the latter have to manage with 563.

Other major destinations for economists are the Department of Employment and the Manpower Services Commission with 21 and 15 respectively.

The Government's rather confused policy on mergers and monopolies may be attributable to the fact that the Monopolies Commission has boosted its economic staff from nil to nine.

An even more sobering moral may be drawn from the fact that the number of government economists has increased by 51 per cent from 250; during the past decade, while gross domestic product has risen by less than 15 per cent over the same period.

**Jail bird**  
A court in Michigan is in a curious dilemma—it can't make up its mind whether to send Ricardo Ellington to a prison for men or for women.

This is because Ricardo—who prefers to be called Raquel—is half way through a series of sex change operations which have left him or her female above the waist and male below.

Ellington's lawyer wants his client, who admitted possessing stolen women's clothing and "disguise" when dressed as a woman, sent to a women's prison. But the judge says he can find no legal guidelines to help him decide.

An authority on gender identification from the Mayo Clinic in Rochester has now been called in to testify.

# Cheap security costs more than good security

UK. You employ a security guard at a reasonable rate. But did you ask yourself why a Group 4 security guard costs that bit more? Well I tell you anyway. A Group 4 security guard costs more because it takes time and money to find him in the first place. Our vetting procedures are so rigorous, only 5% of applicants end up in the Group 4 unit. Then it takes time and money to train him. After undergoing the most efficient training programme in Europe, his senses are acute to the smallest security risk. Is your security guard as well chosen? Is he as efficient? Is he reliable? And that's where you put yourself at risk. Your guard may have the best intentions in the world, but if trained inadequately he could cost you dearly. That's why Group 4 security costs more. It's the way to good Group 4 security.



Observer



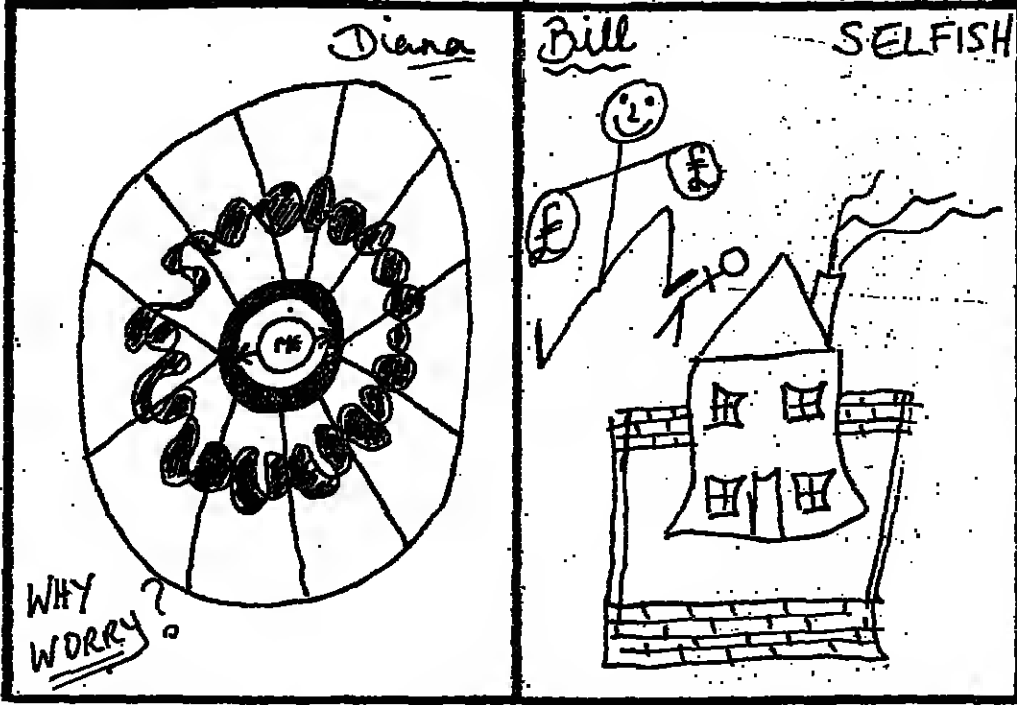
POLITICS TODAY

If the SDP were a restaurant...

By Malcolm Rutherford

"IF YOU could imagine the Social Democrats going on holiday, where would they go?" The answer used to be Venice...

tip to paper something had would come out in what she really thought about her party. She wanted to suppress it. So much for the general approach. CRAM began its research last year when the SDP was riding ever higher...



Illustrative "psychodrawings." Respondents are asked to draw their feelings about the world and themselves. The theory is that, expressing themselves non-verbally, they can avoid language constraints. They explain what they are trying to say later.

It has also emerged that SDP supporters are a strange mixture of idealists and depressives. Some think that the arrival of the new politics is a natural development which will lead on to power...

There also appears to be a divide among SDP supporters between those who think that it is a virtue that their party should have very few specific policies and those who want policies on particular issues. Apart from the fact that specific policies give rise to potential disagreements among the wide-ranging body of supporters...

logically and socially—there is as yet no homogeneous base. The sentiment can drift very quickly, and the attachment to the old parties takes a long time to die. So where does the SDP go from here? Obviously much depends on Mr Jenkins and Hillhead. But Scotland is a special case...

to be and what is the future of the Alliance.

The other political contribution to the Market Research Conference came from Mr Robert Worcester of Market and Opinion Research International (MORI). One of the first political polls in Britain, he said, had taken place just before the war...

There is a fierce argument going on about the merits of political polling by telephone as happens in the U.S. and is now being practised in Hillhead. In Britain it still seems to be risky because of the relatively low level of telephone penetration...

Mr Worcester produced figures to show that in Croydon North-West penetration was 88 per cent, but in Warrington—where Mr Jenkins failed to win a by-election—only 61 per cent. Telephone owners tend to be Tory or, if not, Social Democrat—Liberal. A telephone poll in Warrington would have suggested that Mr Jenkins was winning hands down.

According to British Telecom, the figure for national penetration is now 75 per cent. The figure for Hillhead is 77 per cent. So maybe the telephone polls which first began to suggest that Mr Jenkins is in trouble are more accurate than usual. We shall see next week.

Meanwhile, that assumption about telephone-owners not being Labour tells one a great deal about the relationship between class and politics in this country. So do the CRAM findings about people thinking of "returning to the fold."

The old politics are breaking down, but there is an awful lot of residual resistance. There is the old Liberal theory—before the Alliance—of "three steps forward, two steps back. We shall get there in the end." It is very much in the mind this week.

Lombard

West Germans and detente

By Stewart Fleming in Frankfurt

SOME 800 West German companies are displaying their wares at the Leipzig Fair, the East European Communist bloc's annual East-West trade jamboree. At the same time the U.S. is telling its European allies that the time has come to tighten the economic thumb-screws on the Soviet empire...

Much more than money, trade and jobs lies behind this contradiction, although it is often in these terms that American commentators tend to characterize the reluctance of Germans to share U.S. enthusiasm for economic sanctions against the Soviet Union. The key factor is the changed and changing attitude to the East-West divide of the West German people.

It is painfully clear—and the strength of the peace movement in West Germany is one item of supporting evidence—that the burdens which a new cold war would place on this people would not be so readily accepted as they were 20 years ago.

On the contrary a return to cold war would deepen divisions between different segments of German society at a time when there is already a growing crisis of confidence in West Germany's political leadership, embracing not just the Government but also the trade unions and other institutional structures.

While Americans, living 3,000 miles away, may feel that the process of detente can be turned on or off like a tap, in Germany some of the changes wrought by detente are reversible only at a very high price. West Germans have become accustomed to living with a more relaxed atmosphere along the East German border...

Indeed many Germans, young and middle-aged, speak today of a growing sense of cultural identity with East Germany. Such a bold statement needs to be carefully qualified, for misunderstandings are all too easy. This is not a re-birth of German nationalism, nor does it mean that re-politization of the two German States is much nearer today than it was say ten years ago.

A clue to the change in mood lies in the comment of a young German political aide in Bonn who remarked privately a few weeks ago: "I was not responsible for the atrocities of the Hitler era. I am responsible to see that they do not happen again." An extraordinary amount of West German television time is devoted to the Hitler period and the crimes the Nazis committed.

Letters to the Editor

The notorious injustice of taxing capital losses

From Mr D. Kidd Sir, I agree with Mr S. Dow (March 13) in criticising the Chancellor of the Exchequer for his half-hearted measures to remedy the notorious injustice of taxing as capital gains the capital losses caused by the policies of monetary debasement pursued by successive governments. For those who find it literally "intolerable" to be permanently condemned to pay tax on gains that are, apparent but not real" (the Chancellor's words) some satisfaction may be obtained by challenging the Revenue's claim to assess tax on unreal gains. One public-spirited taxpayer took this step some time ago and failed in the High Court on what were essentially the technical minutiae of the relevant provisions governing the computation of gains for tax purposes but since that case the House of Lords has had to consider the approach to the general question as to how gains and losses are to be computed. Lord Wilberforce has stated (Albany Construction Group Limited v IRC, referred to with approval in the Ramsay/Rawling cases): "The capital gains tax is of comparatively recent origin. The legislation imposing it, mainly the Finance Act 1965, is necessarily complicated, and the detailed provisions, and those which affect this or any other case, must be looked at with care. But a guiding principle must underlie any interpretation of the Act, namely, that its purpose is to tax capital gains and to make allowances for capital losses, each of which ought to be arrived at on normal business principles. No doubt anomalies may occur, but in straightforward situations the courts should hesitate before accepting results which are paradoxical and contrary to business sense. To paraphrase a famous cliché, the capital gains tax is a tax on gains; it is not the interest receipts on notional differences."

The question is, therefore, to what extent this principle can be relied on to resist Revenue claims to tax the "arithmetic differences" produced by inflation but referred to as "gains" on assessments. I do not know the answer. But if there is anyone who can afford to lose his case and feel the injustice cannot pass unchallenged there is perhaps a possibility of finding a judge prepared to act on the words of Lord Loreburn in Drummond v Collins "Courts of Law have cut down or even contradicted the language of the Legislature considering its aims and its machinery and the manifest purpose of it, they have thought that a particular case or class of cases was not intended to fall within the taxing clause relied upon by the Crown." David J. Kidd 47 Whittington Road, N22.

From Mr A. Shedden Sir, In his Budget article (March 13) Samuel Brittan states: "The indexation of capital gains tax has removed one bar to indexed corporate profits. The remaining obstacle is that corporation tax is levied quite unreasonably on the indexation element in capital repayments." If by this Mr Brittan means that the increase in capital repayments cannot be set off against taxable profits what is unreasonable about that? Rather, is it not unreasonable that a corporate borrower can obtain tax relief on the whole of the interest payments under non-indexed bonds even though, at current inflation-induced rates, the major part of the interest is to compensate for reduction of capital in real terms? The lender's position is correspondingly unreasonable, for he must pay tax on the whole of the interest receipts on notional debt whereas he can now buy an index-linked gilt and not be taxed on the capital increases. I find it interesting to note that the Revenue's attitude to index-linked purchased life annuities is curiously at variance with its treatment of indexed debt, for up to now it has ruled that the indexed increase in annuity payments should be treated as interest for tax purposes. Such anomalies must surely be challenged now that the Budget has moved us one step towards index-linking the tax system. Unfortunately there are still several more steps to be taken before the tax system as it affects both corporations and individuals, can be correctly adjusted for inflation. Alex D. Shedden, P.O. Box No 63, 3 George Street, Edinburgh.

A political strategy

From Mr P. Wright Sir, As Mr Brittan (March 11) retreats further and further into the pre-Keynesian past, it becomes clearer and clearer that the monetarist cure for inflation is no more than a guise for creating the conditions under which the self-regulating mechanisms of the capitalist system can come to the fore and bring about a reduction in the real wage, redistributing income in favour of capital. In the best of all monetarist worlds where competitive markets reign supreme and expectations about the future rate of inflation immediately adjust downwards in line with a contraction in the money supply, the real wage will remain the same (the familiar Keynesian point) and the only pricing into jobs will occur with respect to international competition (assuming that the competition is not also enjoying the best of all monetarist worlds).

While under these circumstances the battle against inflation would have been won in true monetarist fashion, this would clearly not be enough for Mr Brittan or the Government because the real wage would not have been reduced. In other words, the real concern is to reduce the rate of inflation while resolving the conflict over the distribution of income decisively in favour of one of the main protagonists (the minority who make investment decisions which affect us all). A monetarist strategy has therefore been used to provide both the means of achieving a reduction in the real wage and ammunition for right-wing intellectuals and commentators to argue the case for such a reduction on behalf of those who require it. It was patently obvious when the Government came to power that expectations would not adjust downwards fast enough to be in line with attempts to control the growth of the money supply and that, therefore, according to the tenets of monetarist theory, there would be a short-term (sic) trade-off between wages and output/employment. So, we have a level of unemployment which is higher than it otherwise would have been, exerting downward pressure on the real wage, and Mr Brittan is able to argue that wages are too high. Monetarism clearly remains more of a political than an economic strategy. Philip Wright, University of Sheffield, Broomspring House, 85, Watkinson Street, Sheffield.

Which came first?

It may not have escaped your notice that our parent company is the foremost manufacturer of rolling bearings in the world. The reason that SKF was founded in Sweden back in 1907 was that imported bearings weren't up to scratch. Partly because of unreliable raw materials. So SKF set out to make Swedish bearings from Swedish steel, long recognised as the very best available. And, wishing to have total control over every stage of production, the logical thing to happen was for SKF to acquire its own steelmaking capability. Which is how the SKF Steel Division came into being. Over the years it has gradually refined its techniques, resulting in the extremely sophisticated SKFM process which produces only the very purest steels.

Those special steels are used in the manufacture of SKF bearings. But that's the smaller part of total output. For it was realised long ago that very many other industries need materials with exactly the same inbuilt cost saving qualities. Such as higher strength, better machinability and greater dimensional consistency. So a worldwide network of SKF Steel subsidiaries was established. Including a major investment in our Service Centre facilities right here in the U.K. From which we are also supplying quality British steel products to our customers and our overseas sister companies. If you're a steel user—especially of the 'special' grades—then we're sure we can offer you superior products with service to match. Particularly as our recent move to the West Midlands has more than doubled our stockholding capacity. Write or phone today and we'll be happy to show you why our existing customers reckon we've got a great deal to crow about.

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Travelling Light

From the Technical Editor, Modern Railways. Sir, Had Mr A. J. Lucking (March 13) checked his facts he could have saved himself the effort of wondering about railway passenger coaches. Far from weighing three tonnes per passenger, the British Rail Mk 3 coach can carry 80 passengers for a weight of 33 tonnes—less than half a tonne per passenger despite carrying around two dozen toilets and luggage storage space. Certainly this is heavy compared with a road coach, but the railway vehicle has to meet severe collision loading specifications. As for Mr Lucking's "tortured squealing noises en route"—has he travelled in a high-speed train lately? After five years of 125 mph operation on British Rail the indications are that it is the heavy axle-load freight train which is the determinant of track wear not the passenger train. Roger Ford, 3 Russellcroft Road, Welwyn Garden City, Herts.

Powerful K factors

From Mr R. Bullen. Sir, Mr Griffin (March 16)

has a different interpretation of "K" to the one I hold. I have always thought that "K" came from the world of mathematics and computers and stood for 2 to the power 10 i.e. 1024. If I am right, the holder of the job with a "15K" salary should be entitled not to £15,000 but £15,860 and surely any Chancellor of the Exchequer would use "K" in his financial estimates, having a greater need of obfuscation than most others! R. G. Bullen, 29 Wood Ride, Pettis Wood, Orpington, Kent.



# GKN's profits increase to £34.6m

A PRE-TAX profit of £28.2m in the second half of 1981, compared with a loss of £37.4m in the same period of 1980, enabled GKN's Keen and Nettletons to produce a full-year surplus, before tax, of £34.6m, against a deficit of £1.2m previously.

At half time, the group returned a taxable profit of £6.4m (£36.2m) which was after charging £8.7m redundancy costs. The directors said that any further improvement in results would reflect the benefits flowing from the actions taken in the UK during 1980 and on a reduced scale to 1981, together with the continuing strength of GKN's overseas side.

Following the unchanged interim dividend of 4p net, the group is maintaining the final at 4p for a total of 8p (same) per £1 share.

The directors say that the current economic and market trends do not yet provide a firm base for optimism about 1982. The recession is not over and much capacity remains under utilised.

However, the work of restructuring GKN will continue. The achievements of the past two years provide positive evidence of the group's ability to react to difficult and rapidly changing circumstances, they state.

Turnover for the year showed a slight fall from £1,920m to £1,850m, but trading surplus—after charging depreciation of £55.8m (£47.8m) increased by £31.7m to £4.2m.

Interest payable rose from £47.6m to £55.2m, while redundancy costs on on-going activities took £11.7m (£35.3m). Investment income and interest returned improved from £2.6m to £3.3m, while share of associates profits was down £3.1m to £4m.

## HIGHLIGHTS

Lex reviews the crash of Stone-Platt where a receiver was appointed yesterday morning after several days of rumours that the company was in serious troubles. The column then moves on to comment on the full-year figures from GKN and Nettletons showing a continuation of the recovery after the losses suffered in 1980. Lex then briefly looks at the full February money supply figures which show £2bn of bank lending but no change in sterling interest rates. Elsewhere it was another busy day for company results with Steeley announcing slightly lower full-year profits at £17.3m, along with the news that it is selling its Australian chemical business to Harrison and Crossfield.

Tax charge decreased from £35.3m to £27.6m, and after debiting minorities of £8.5m (£8.5m) the group's earnings for the year were £0.6m, compared with losses of £40.1m.

There were also extraordinary debits of £24.9m (£48.8m) of which redundancy costs in discontinued activities accounted for £8.3m (£21.8m).

The directors say that generally economic and market conditions have been no assistance during the year and the automotive and construction markets in particular remained depressed. In the UK the recession of the cycle was probably reached in the second quarter but subsequent months showed very little improvement to demand.

Reorganisation of the group's UK activities has continued and there was a further reduction in the work force of some 14,000. Of these, almost 4,000 were employees of companies now part of Allied Steel. Write and just under 10,000 were redundancies, of which some 5,000 had already been provided for in the accounts for 1980.

Overall results of group companies outside the UK improved.

These in Europe, mainly linked to the automotive industry were lower, but in North America, Asia and South Africa trading surpluses increased substantially.

Sales to the U.S. grew significantly with the bringing into production of new factories in North Carolina and the progressive development of automotive accessories and replacement parts distribution.

Capital expenditure in 1981 was £84m, of which £43m was to the UK.

Despite the substantial sums which have been absorbed in retrenchment—£37m (£75m)—and in the development of on-going businesses, there was a positive cash flow and total borrowings contained, reflecting stringent control of working capital and increased operating efficiencies.

In current cost terms, the 1981 pre-tax profit was £7m (£25m loss).

Sir Trevor Holdsworth, the chairman, said yesterday that given the current level of demand it was "not unreasonable" to expect the results for the first half of 1982 to be similar to those of the second

# Supra well ahead in second half

half of last year.

Although 1981 figures showed a turn round from losses, Sir Trevor said it is still an uncertain overall result and that is what we are putting right."

Over the past two years GKN's UK work force had come down from 68,000 to 42,000—a reduction which in a crude calculation represented an annual saving of some £140m.

Sir Trevor admitted there would probably be some more redundancies this year, but said it was very unlikely they would be on the scale seen in 1981. To date this year the group had announced just over 800 redundancies.

GKN was projecting capital spending of between £50m and £100m for this year—about the same as 1981.

The split was expected to be roughly 50-50 home and abroad, although the completion of some existing programmes could see the balance slightly more in favour of overseas.

Helping profits last year, was an exchange rate estimated at £2m and £1m at the n.r.e. level. The group's UK autoparts business was still losing money, but the chairman said that GKN had no other major loss-making areas at present.

Despite the group was still waiting to see firm signs of a UK upturn, Sir Trevor emphasised it would not need an enormous growth in the UK economy to achieve a "considerable improvement" in its results.

Target for the UK operations was a return of 10 per cent on sales, and 20 per cent on assets.

GKN, a big contributor to Tory party funds, made an unchanged payment last year of £15,000.

See Lex

# Sedgwick climbs by 36% to £56.4m and pays more

A SUBSTANTIAL improvement in results was predicted for the full year of Supra Group last September and second-half profits to November 30 1981 have pulled ahead from £162,000 to £385,000.

Taxable profits for the 12 months by this manufacturer of motor components, noise control products and paints improved by £239,810 to £587,727.

Turnover for the first quarter in 1982 is running ahead of the same period last year, say the directors, and they expect this trend will continue for the full financial year. Turnover for the 12 months under review was similar at £9.68m, compared with £9.52m. UK turnover was £1.11m against £1.33m.

The final dividend has been held at 1.25p which repeats the total at 2p. Earnings per ordinary 10p share are shown to have risen from 2.71p to 3.84p. A scrip issue of one-for-tan is proposed.

The directors say that strict control will continue to be exercised over group affairs, but advantage will be taken of sound investments, should they be available in order to increase business.

Depreciation charges were £263,217 (£252,729). Tax rose from £70,723 to £178,418. At the attributable level the result improved to £478,509 (£359,287). Dividends absorb £264,324 (£262,194).

The interest charge nearly halved in 1981, bringing down income gearing from 45 per cent to about 22 per cent. Trading profits in the period advanced by only 7 per cent and the company sees little evidence of a more solid recovery coming through. The group's motor-car component business is pinned to the replacement and D.I.Y. trade, which has been less damaged by the current slump than the motor industry as a whole. Supra's ability to keep its head above water in this field has prompted a search for an addition to this side of the business. It has lined up credit facilities of up to £10m to back such a move, but says no prospects are yet in hand.

Despite the group's careful cash control, a recovery this year to the 1979 peak of £1m appears unlikely. The shares, up 1p to 53p, look price on a fully-taxed historic p/e of over 21—the name Quinco Hazel apparently carries some magic still. The yield is 8.5 per cent.

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PROFITS before tax of Sedgwick Group, insurance and reinsurance broker and underwriting agent, rose by 36 per cent from £11,57m to £56.4m for 1981, with second-half figures ahead from £15.67m last time to £27.34m.

The board estimates, however, that the year's taxable profits might have been about £8m lower if the international value of sterling had not decreased during the year.

Stated earnings per 10p share were ahead from 10.1p to 13.4p and the dividend for 1981 is being fixed by 1p to 6p net with a final of 3.75p (5p).

Revenue totalled £168.51m, compared with £135.1m, and the board says this 25 per cent increase highlights the encouraging amount of new business which had been acquired worldwide.

The group's brokerage income, which would have been higher but for the continuing effects of low insurance rates for most classes of business throughout the world, has also benefited

from the favourable exchange rates existing during the latter half of the year.

Interest earnings were higher than in 1980, partly as a result of beneficial international interest rates. Expenses rose from £96m to £116.6m. Group pre-tax profits included £4.28m (£2.43m) from its insurance companies.

Tax charge increased from £19.96m to £27.65m and minority debits of £188,000 (£30,000) and extraordinary credits of £1.42m (£655,000 debits) group earnings for the year showed an advance from £20.86m to £30.02m.

Dividends absorbed £12.82m (£10.6m) leaving a retained balance of £17.2m, compared with £10.26m.

Current cost accounting records 1981's taxable profits to £34.86m (£38.86m).

Overseas tax took £2.2m (£1.23m) and irrecoverable ACT took £161,000 (nil) leaving profits attributable to shareholders of £3.43m (£3.29m).

Current cost profit is £5.1m compared with £3.29m.

Mr Paul Bristol, chairman, says the pre-tax results are well in excess of those for the previous year and exceed the forecast contained in the offer for sale prospectus by 12.26 per cent.

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# Britannia Arrow 45% higher at £4.2m

A 45 per cent increase from £2.9m to £4.2m in pre-tax profits is reported by Britannia Arrow Holdings, financial services group, for 1981. Turnover soared from £76.13m to £127.33m.

The directors say they have pursued a policy of balancing income against profits on disposal of such investments, and the success of this policy is reflected in the extraordinary credits—£5.43m against £5.48m—and in the increase in assets per share.

Had they concentrated on achieving a higher level of income, this would have led to a greater increase in pre-tax profits and earnings per share. They say "no option remains open."

On November 26 1981, Britannia disposed of its investment in Mercantile House Holdings, the financial services and money broking group, for £8.3m. The shares had been held for more than two years and had increased substantially in value.

The board considers that this profit should be realised and re-invested into Group Bruxelles Lambert SA to bring its interest up to 5 per cent, and into gilts, with the balance held in cash.

Tax for the year took £753,000 against £235,000. After the ordinary credits attributable profits came out at £3.95m compared with £3.11m. The final dividend is lower at 0.8p (1p), but the total has been increased from 1p to 1.5p. Dividends amount to £11m against £388,200. Stated earnings per 25p share improved from 3.16p to 4.03p, and are calculated on the profit</



Companies and Markets

BIDS AND DEALS

MINING NEWS

BAT expected to improve offer for Marshall Field

BY DAVID LASCELLES IN NEW YORK

BAT, THE UK retailing and tobacco group, was widely expected last night to improve its \$310m takeover bid for Marshall Field, the Chicago department store with whom it agreed terms earlier this week.

Status, the company's U.S. subsidiary, was holding a board meeting at the headquarters in Louisville, Kentucky yesterday afternoon "to consider" possible revision in the terms, according to an official statement.

The meeting came amid considerable speculation on Wall Street that BAT's offer would be challenged either by a counter-bid or by a group of investors headed by Mr. Carl Icahn, the New York financier, who holds about 30 per cent of the company.

Marshall Field shares were suspended from trading on the New York Stock Exchange yesterday morning. They had been changing hands at \$25.50 in heavy trading, exactly the level offered by BAT. Normally takeover stocks trade slightly below the offered price.

Speculation was fuelled by a revelation from Marshall Field that BAT's bid had only just topped rival offers, reliably understood to have come from Carter Hawley Hale, another U.S. retailing chain which tried to buy Marshall Field once before, and the Trump Brothers of South Africa.

Mr Icahn has already said he intends to fight the deal with every means available. However, Marshall Field has gone to court to seek a restraining order to stop him soliciting recommendations opposing the deal while complying with federal disclosure requirements.

Mr Icahn's group includes European interests from Switzerland and Belgium. The merger also faces possible Anti-Trust scrutiny because BAT's retail interest in the U.S. could overlap with Marshall Field's. Details of the merger have been filed with the U.S. Anti-Trust authorities, but BAT is reserving the right to pull out if Anti-Trust charges are made.

BAT disclosed in documents filed with the secretary that it intends to finance the deal with a loan from six U.S. banks, Continental Illinois, Morgan Guaranty, Bankers Trust, Citibank, Chemical Bank and Chase Manhattan. BAT can choose from a number of interest rate options, including the U.S. Prime Rate, and rates based on Libor or Certificates of Deposit.

TVW says that it "does not contemplate the cessation of any of ACC's current activities or any redundancies occurring in respect of ACC employees (other than directors of ACC)" as a direct consequence of the assumption of control of the company.

Under the terms of the TVW offer, Bell's managerial and financial support to ACC must continue until the 95p per share becomes unconditional. After an extraordinary general meeting to consider the acquisition, a record vote of 95 per cent of the shares will be required to approve the takeover.

He said that the offer documents from TVW contained nothing about the future of Lord Grade or details of yachts and cars for sale at ACC. Earlier this year Mr Holmes a Court had said that ACC based its bid on the assumption that Lord Grade would remain.

Asked about his own position as chairman of ACC Mr Holmes said: "I will stay as chairman until such time as I decide to resign." His position as chairman was not on today's agenda, it will be my decision.

He disclosed that TVW has not yet approached the Independent Broadcasting Authority to discuss ACC's 51 per cent holding in Central Independent Television. He suggested that he would seek the same agreement as his Bell company gained in earlier negotiations.

Holmes à Court sets out his long term plans for ACC

BY JOHN MOORE, CITY CORRESPONDENT

SHAREHOLDERS of Associated Communications Corporation have been given the first glimpse of the future of the group, if it is taken over by Mr Robert Holmes à Court, the Australian entrepreneur.

In the first offer document, issued yesterday in the campaign for control of ACC, TVW Enterprises, an Australian television company headed by Mr Holmes à Court, says that if it gains control of ACC, it is its long-term objective "to combine its media interests with those of ACC and to support the existing management of ACC in returning ACC to profitability."

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Mr Robert Holmes à Court speaking at yesterday's EGM: "Our objective is to combine TVW Enterprises' media interests with those of ACC and support the existing management of ACC in returning ACC to profitability"

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Asked about his own position as chairman of ACC Mr Holmes said: "I will stay as chairman until such time as I decide to resign." His position as chairman was not on today's agenda, it will be my decision.

He disclosed that TVW has not yet approached the Independent Broadcasting Authority to discuss ACC's 51 per cent holding in Central Independent Television. He suggested that he would seek the same agreement as his Bell company gained in earlier negotiations.

Mr Holmes a Court started his bid for ACC in January through his master company, the Bell Group. A pre-condition of that bid was that Lord Grade should step down as chairman and chief executive and that he should assume the chairmanship and executive control.

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Murchison now relies on gold

BY KENNETH MARSTON, MINING EDITOR

AFTER last year's recovery, little change is expected in 1982 results of South Africa's Consolidated Murchison. This forecast, however, given in the annual report by the chairman Mr H. Dalton-Brown, was written on February 23 when the gold price stood at \$361 per ounce.

It may thus need to be qualified as a result of the further fall that has occurred in the price since then, especially in the light of Mr Dalton-Brown's comment that the mine would not be operating profitably without its gold by-product.

Murchison supplies about 24 per cent of the western world's antimony needs; the metal's applications include use in electric batteries and flame-proof materials.

Weak market conditions in the first half of last year resulted in Murchison selling only 74 per cent of its production which, in turn, had been cut back by about one-third. The second half of the year brought an improvement and sales of antimony cobs and concentrates almost matched output.

They matched 16,599 tonnes, but stocks at end-year amounted to 16,948 tonnes. The improved demand for antimony, however, had little effect on prices which remain depressed at just under \$1,000 (£586) per tonne which is the level to which Murchison's costs have risen.

So it was the contribution of gold which lifted 1981 earnings to \$4.65m from \$1.49m in the previous year and allowed the company to double its dividend to 50 cents.

Maintenance of the higher dividend rate in the current year may well depend on a recovery in the gold price. Antimony demand is not expected to improve—because capital spending will rise to \$3m from \$1.28m in 1981 largely on the previously postponed shaft deepening programme which is now to commence.

Murchison shares rose 15p to 240p yesterday.

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Assed Leisure in coach deal

Associated Leisure, the video games and slot machines group, has bought a private-coach business and holiday tour operator in the North country for just over £1m. Its shares gained 11p to close at 100p.

Smiths Happilyway Spencers is a Wigan-based company which last year made pre-tax profits of £2.4m on a turnover of £13.9m. It is managed by members of the three families who have built the company over the past 50 years and they have agreed to stay with it for at least the next three years.

Mr Nathaniel Solomon, Associated Leisure's managing director, said his company had felt unhappy for some time "with most of our eggs in the amusement machine basket." Its video machine operations have been unprofitable for the last year in particular.

"We wanted to be in the value-for-money sector of the leisure industry and SES seemed to us to fit nearly ideally our requirements," said Mr Solomon. SES had net tangible assets of £7.4m at the end of last year, including an adjustment for a £0.79m revaluation of property assets. It owns over 150 coaches which provide local services for a catchment area of 18m people around the North West as well as being the basis of the company's holiday tours business.

The holiday tours account for about 75 per cent of SES's turnover and rather more of its net profits. Three-quarters of the tours are directed at South coast resorts in England—the remainder go to continental Europe—and about half of the passengers carried stay in hotels owned by SES.

SES owns two hotels in Scotland and seven in England. Associated Leisure already has four hotels of its own, though these are aimed at the business traveller rather than tourist market.

Mr Solomon said that the acquisition of further hotels was now a possibility but would be followed up pari passu with a search for new catchment areas for the coach business. "For the time being, SES will offer us the growth prospects that we have been seeking," he said.

Associated Leisure is paying for SES with £4.7m of an unsecured 12 per cent loan stock due in 1983, £4.1m in cash and 1.5m ordinary shares. The shares represent 5.7 per cent of Associated's total equity and were worth £1.5m at last night's closing price. A further payment will be made in £1m in April 1983 or loan stock at the vendor's option.

Mr Henry Sawbridge, SES's managing director, said a public flotation of the company's shares had been an option considered last summer but the company simply did not want the hassle. Now they would hold on to their Associated Leisure shares and play "a vital part in the whole set-up."

Associated's 1981-82 fiscal year ended in March. The company had a positive cash flow of about £7m and had cash balances of £3.52m earlier this month. The surplus needed for the cash part of the purchase of SES—itsself a cash rich business with a positive cash flow of about £1m—has come from existing bank overdraft facilities.

GREAT NORTHERN/RIT AS-AT the close of business on March 17 1982 estimated net asset values after deducting prior charges at market value were 175.1p per ordinary of Great Northern and 472.5p per ordinary of RIT.

The share exchange ratio under the Great Northern offer will not be determined until the offer becomes or is declared to be unconditional as to acceptances but on the basis of the Great Northern net asset values it would result in an ordinary shareholder of RIT receiving, for every 100 ordinary shares in RIT, approximately 270 ordinary shares of GN.

Sonoco wants rest of Capsaels

Sonoco, the U.S.-based international manufacturer of specialty plasterboard, wood and plastic products, has made a recommended bid for the outstanding 40.8 per cent of Capsaels, the specialty packaging company, at 50p a share.

Sonoco, which is based in South Carolina and had worldwide sales of \$535m last year, first approached Cope Allman with a view to buying Heathfield Co, a Capsaels subsidiary which is the UK's biggest cable reel manufacturer.

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Table with columns: Option, Exercise price, Closing offer, Vol., Closing offer, Vol., Equity close. Lists various options like BP, GED, GED, etc.

Table with columns: Series, Vol., May, Last, Vol., Aug, Last, Vol., Nov, Last, Stock. Lists various series like GOLD, C, F, etc.

BANK RETURN

Wednesday March 17 1982 Increase (+) or Decrease (-) for week

Table with columns: Liabilities, Assets. Lists various financial items like Capital, Public Deposits, etc.

ISSUE DEPARTMENT

Table with columns: Liabilities, Assets. Lists various financial items like Notes Issued, Advances & other Accounts, etc.

SHARE STAKES

Mitchell and one of the beneficiaries of an executors. London and Strathclyde Trust—Imperial Life Assurance Company of Canada acquired a further 100,000 ordinary shares, Imperial Life Funds own 3.33m ordinary shares (33.11 per cent).

J. E. England and Sons (Wellington)—Walter Duncan and Goodfrieke has acquired 55,000 ordinary shares, bringing their holding to 1.11m shares (22.4 per cent).

Shaw Carpets—M. S. H. Hartley, director, has disposed of 200,000 shares beneficial at 17p leaving holding 1,533,000 shares including renoter interest (8.03 per cent).

Almond—Kuwait Investment Office hold 830,000 income shares (10.4 per cent). Braid Group—FLC, a wholly-owned subsidiary of Braid Group, has increased its holding in Braid Group from 437,500 shares to 607,500 shares (10.125 per cent).

Sale Tilney Results

Table with columns: Year to November, 1981, 1980. Lists financial metrics like Net Profit before Tax, Total shareholders' funds, etc.

Dividend Payment of a final dividend of 4.25p per share is being recommended on the ordinary share capital. With the interim dividend total payments are 8.0p per share (1980 7.5p per share).

SALE TILNEY & COMPANY, p.l.c.

28 Queen Anne's Gate, London SW1H 9AB

A.&J. Mucklow Group

Largest owner of Industrial Estates in the Midlands

INTERIM RESULTS (unaudited)

Half Year to 31st December 1981

- \* Pre-Tax Profit of £2.33m (£1.80m)
\* Interim Dividend of 2.00p net (1.88p)
\* 40 Factory Estates owned
\* Factory Estate portfolio valued at £58m

Prospects

"I expect to see a further improvement in pre-tax profits for the Group in the second half year."

Albert J. Mucklow, Chairman







# CURRENCIES, MONEY and GOLD

## \$ & £ advance

Dollar advanced against most major currencies as interest rates in Germany, the Netherlands and Switzerland were cut sharply, but the French franc all Italian lire and Belgian franc all within the European Monetary System, while the French and Italian currencies touched record lows against the dollar.

Sterling closed unchanged against the dollar, but maintained its firm trend overall, advancing against European currencies and the yen.

**DOLLAR** — Trade-weighted index (Bank of England) 114.3 against 113.8 on Wednesday, and 107.3 six months ago. Three-month Treasury bills 12.68 per cent (14.29 per cent six months ago). Annual inflation rate 8.4 per cent (8.9 per cent previous month). The dollar rose to DM 2.3740 from DM 2.3715 against the German mark, to FF 6.20 from FF 6.1375 against the French franc, after touching a record FF 6.21 to SwFr 1.8880 from SwFr 1.8810 in terms of the Swiss franc, and to ¥242 from ¥241.15 against the Japanese yen.

**STERLING** — Trade-weighted index 91.1 against 90.9 on Wednesday, and 87.0 six months ago. Three-month interbank bill 13 per cent (15 per cent six months ago). Annual inflation 12 per cent (unchanged from previous month). Sterling closed unchanged at \$1.8105 against the dollar, after trading within a narrow range at \$1.8060-1.8130. It opened at \$1.8090-1.8130. The pound rose to DM 4.30 from DM 4.2950, to FF 6.20 from FF 6.1375, to SwFr 1.8880 from SwFr 1.8810, and to ¥242 from ¥241.15 against the Japanese yen.

**D-MARK** — EMS member (third strongest). Trade-weighted index 123.3 against 122.9 on Wednesday, and 120.8 six months ago. Three-month interbank 9.30 per cent (12.50 per cent six months ago). Annual inflation 5.8 per cent (6.3 per cent previous month). The D-mark improved against most currencies at the Frankfurt fixing, but weakened slightly against sterling. The Bundesbank did not intervene when the dollar fell to DM 2.3740 from DM 2.3715, while the Swiss franc fell to DM 1.8880 from DM 1.8810. The German currency gained ground against all members of the EMS despite a cut in the German central bank's special Lombard rate to 9 1/2 per cent from 10 per cent.

**FRENCH FRANC** — EMS member (weakest). Trade-weighted index 75.5 against 75.0 on Wednesday, and 64.7 six months ago. Three-month interbank 17 1/2 per cent (17 per cent six months ago). Annual inflation 13.5 per cent (14.0 per cent previous month). The franc last ground to all major currencies at the Paris fixing, falling very sharply to the bottom of the EMS, and touching a record low against the U.S. dollar. There were reports of a heavily intervention by the Bank of France, selling about DM 300m of the D-mark rose to a record FF 6.2050 from FF 6.2025. At the same time the dollar touched a best ever level of FF 6.1350, against FF 6.1300, and continued to advance above FF 6.20 in the afternoon. The Belgian franc, which had weakened in the EMS yesterday, rose to FF 13.9200 from FF 13.8500 per 100 Belgian francs at the fixing. Following closed unchanged at \$1.8105 against the dollar, after trading within a narrow range at \$1.8060-1.8130. It opened at \$1.8090-1.8130. The pound rose to DM 4.30 from DM 4.2950, to FF 6.20 from FF 6.1375, to SwFr 1.8880 from SwFr 1.8810, and to ¥242 from ¥241.15 against the Japanese yen.

**DUTCH GUILDERS** — EMS member (strongest). Trade-weighted index 113.2 against 112.9 on Wednesday, and 111.9 six months ago. Three-month interbank 9 per cent (12 per cent six months ago). Annual inflation 6.8 per cent (6.9 per cent previous month). The guilder showed mixed changes at the Amsterdam fixing, following the cut of 1/2 per cent to 8 per cent in the Dutch discount rate.

**EMS EUROPEAN CURRENCY UNIT RATES**

Currency	ECU	% change	ECU	% change
Belgian franc	44.6823	+0.78	45.0441	+0.78
Danish krone	8.18382	-0.87	8.12240	-0.87
German D-mark	2.48186	-0.64	2.40259	-0.64
French franc	6.17272	+1.02	6.20273	+1.02
Dutch guilder	2.72726	-0.17	2.64180	-0.17
Italian lira	1.36513	+0.42	1.37056	+0.42

**EXCHANGE CROSS RATES**

Mer. 18	Mer. 19	U.S. Dollar	Deutschmark	Japan's Yen	French Franc	Swiss Franc	Dutch Guilder	Holland Lira	Canada Dollar	Belgian Franc
1	1.01	1.00	2.50	354.0	6.55	2.00	3.76	1.36	36.36	
100	101	100	250	35400	65500	20000	37600	13600	363600	

**FT LONDON INTERBANK FIXING (11.00 a.m. MARCH 18)**

3 months U.S. dollars	6 months U.S. dollars
bid 15 1/8 offer 15 1/4	bid 15 1/8 offer 15 3/8

**EURO-CURRENCY INTEREST RATES (Market closing rates)**

Mer. 18	Mer. 19	U.S. Dollar	Canadian Dollar	Dutch Guilder	Swiss Franc	West German Mark	French Franc	Italian Lira	Belgian Franc	Convertible Japanese Yen
13 1/4	13 1/4	13 1/4	13 1/4	13 1/4	13 1/4	13 1/4	13 1/4	13 1/4	13 1/4	13 1/4

**MONEY MARKETS**

London clearing bank base lending rate 13 per cent (since March 12).

Interest rates showed little change in the London money market yesterday. The Bank of England again tried to ensure that short-term credit remained reasonable supply and with interest rates falling in many European centres, a sentiment appeared to be quite bullish.

The shortage was later revised to £350m and the authorities gave additional help of £200m during the week of eligible bank bills in hand 2 at 13 per cent to make a grand total of £347m.

European interest rates were mostly lower yesterday, with the notable exception of France. The West German Bundesbank cut its special Lombard rate to 9 1/2 per cent from 10 per cent while leaving its discount rate unchanged at 7 1/2 per cent. In Zurich the Swiss National Bank cut its discount rate to 5 1/2 per cent from 6 per cent.

**LONDON MONEY RATES**

Mer. 18	Mer. 19	U.S. Dollar	Canadian Dollar	Dutch Guilder	Swiss Franc	West German Mark	French Franc	Italian Lira	Belgian Franc	Convertible Japanese Yen
13 1/4	13 1/4	13 1/4	13 1/4	13 1/4	13 1/4	13 1/4	13 1/4	13 1/4	13 1/4	13 1/4

**MONEY RATES**

**NEW YORK**

10 days	16 1/2
30 days	16 1/2
90 days	16 1/2
180 days	16 1/2

**FRANCE**

10 days	17.0
30 days	17.0
90 days	17.0
180 days	17.0

**THE POUND SPOT AND FORWARD**

March 18	Day's spread	Close	One month	% p.a.	Three months	% p.a.
U.S.	1.8090-1.8130	1.8090-1.8130	0.18-0.28c dis	-1.52	0.85-0.75c dis	-1.55
Canada	2.1590-2.2010	2.1575-2.1985	0.05-0.05c dis	-2.18	1.20-1.20c dis	-2.27
Netherlands	4.71-4.75	4.72-4.73	2.1-2.1c pm	4.44	2.5-2.5c pm	4.55
Belgium	30.80-31.00	30.75-30.90	35-35c dis	-7.42	75-75c dis	-4.45
Denmark	10.65-10.85	10.64-10.81	2.5-2.5c dis	-2.07	7.5-7.5c dis	-2.20
Ireland	1.2150-1.2350	1.2200-1.2300	0.05-0.05c dis	-8.88	1.25-1.25c dis	-9.02
W. Ger.	4.28-4.31	4.27-4.30	3.4-3.4c pm	4.19	4.4-4.4c pm	4.10
Portugal	128.00-127.25	128.00-128.00	88-188c dis	-12.31	20-20c dis	-9.78
Spain	182.70-182.20	182.85-182.05	24-45c dis	-2.06	115-150c dis	-2.20
Italy	2.324-2.321	2.328-2.321	18-21c dis	-10.42	58-58c dis	-5.78
Norway	10.67-10.91	10.88-10.88	1.1-1.1c pm	-1.10	4.7-4.7c pm	-1.54
France	11.14-11.25	11.21-11.22	12.7-14.6c dis	-14.77	24-27c dis	-9.27
Sweden	10.53-10.58	10.56-10.57	1.1-1.1c pm	0.58	1.4-1.4c pm	0.50
Japan	336-341	337-338	2.70-2.4c pm	6.89	7.40-7.10 pm	6.62
Austria	40.05-40.25	40.18-40.23	1.1-1.1c pm	3.16	3.2-3.2c pm	4.77
Switz.	3.40-3.43	3.41-3.42	2.2c pm	7.91	9.4-9.4c pm	7.47

**THE DOLLAR SPOT AND FORWARD**

March 18	Day's spread	Close	One month	% p.a.	Three months	% p.a.
UK	1.8090-1.8130	1.8090-1.8130	0.18-0.28c dis	-1.52	0.85-0.75c dis	-1.55
Ireland	1.4800-1.4825	1.4800-1.4700	0.05-0.05c pm	5.31	1.75-1.55c pm	4.49
Canada	1.2150-1.2175	1.2147-1.2152	0.05-0.05c pm	-0.74	0.2-0.25c dis	-0.79
Netherlands	2.8000-2.8170	2.8000-2.8100	1.40-1.30c pm	5.87	1.25-1.25c pm	5.87
Belgium	44.28-44.85	44.64-44.85	15-30c dis	-0.15	25-25c dis	-2.81
Denmark	9.9500-9.9325	9.9225-9.9075	15-15c pm	0.11	0.40-0.30c dis	-0.32
W. Ger.	1.2871-1.2850	1.2871-1.2850	3.4-3.4c pm	1.78	1.75-1.75c pm	1.78
Portugal	10.00-10.20	10.00-10.20	30-35c dis	-10.70	88-20c dis	-6.13
Spain	182.70-182.45	182.70-182.45	par-10c dis	-0.57	25-25c dis	-1.24
Italy	2.324-2.321	2.328-2.321	18-21c dis	-10.42	58-58c dis	-5.78
Norway	10.67-10.91	10.88-10.88	1.1-1.1c pm	0.20	0.20-0.40c dis	-0.20
France	11.14-11.25	11.21-11.22	12.7-14.6c dis	-12.68	11-13c dis	-7.74
Sweden	10.53-10.58	10.56-10.57	1.1-1.1c pm	2.05	3.20-3.10c pm	2.12
Japan	340-342.50	341.50-342.00	1.75-1.6c pm	9.20	4.85-4.80c pm	8.06
Austria	16.58-16.89	16.58-16.89	1.1-1.1c pm	6.92	2.5-2.5c pm	6.97
Switz.	1.8700-1.8875	1.8700-1.8875	1.5-1.5c pm	5.25	4.2-4.2c pm	6.83

**CURRENCY MOVEMENTS**

Bank of Merger	Index	Change
Starting	111.1	-3.7
U.S. dollar	114.3	+6.9
Canada	118.4	+2.1
Austria	118.4	+2.1
Belgium	118.4	+2.1
Denmark	118.4	+2.1
Dutch guilder	118.4	+2.1
France	118.4	+2.1
Germany	118.4	+2.1
Italy	118.4	+2.1
Japan	118.4	+2.1
Netherlands	118.4	+2.1
Norway	118.4	+2.1
Portugal	118.4	+2.1
Spain	118.4	+2.1
Sweden	118.4	+2.1
Switzerland	118.4	+2.1
U.K.	118.4	+2.1

**OTHER CURRENCIES**

Mer. 18	Mer. 19	U.S. Dollar	Canadian Dollar	Dutch Guilder	Swiss Franc	West German Mark	French Franc	Italian Lira	Belgian Franc	Convertible Japanese Yen
13 1/4	13 1/4	13 1/4	13 1/4	13 1/4	13 1/4	13 1/4	13 1/4	13 1/4	13 1/4	13 1/4

**GOLD**

Some recovery

The metal touched a low point of \$318.330.

In Paris the 12 1/2 kilo gold bar was fixed at FF 86,000 per kilo (\$331.90 per ounce) in the afternoon, compared with FF 85,000 (\$327.30) in the morning, and FF 83,500 (\$323.51) Wednesday afternoon.

In Frankfurt the 12 1/2 kilo bar yesterday, fixing at DM 24,500 per kilo (\$323.51), the highest level since DM 24,100 (\$315.99) previously, and closed at \$320.40 in the morning, and \$320.00 in the afternoon.

**Gold Bullion (New York)**

Mer. 18	Mer. 19	U.S. Dollar	Canadian Dollar	Dutch Guilder	Swiss Franc	West German Mark	French Franc	Italian Lira	Belgian Franc	Convertible Japanese Yen
13 1/4	13 1/4	13 1/4	13 1/4	13 1/4	13 1/4	13 1/4	13 1/4	13 1/4	13 1/4	13 1/4

**EUROPEAN CURRENCY UNIT RATES**

Mer. 18	Mer. 19	U.S. Dollar	Canadian Dollar	Dutch Guilder	Swiss Franc	West German Mark	French Franc	Italian Lira	Belgian Franc	Convertible Japanese Yen
13 1/4	13 1/4	13 1/4	13 1/4	13 1/4	13 1/4	13 1/4	13 1/4	13 1/4	13 1/4	13 1/4

**FT UNIT TRUST INFORMATION SERVICE**

**AUTHORISED TRUSTS**

Abney Unit Tr. Mgrs. (a) 01-600-9941

Abney Unit Tr. Mgrs. (b) 01-600-9941

Abney Unit Tr. Mgrs. (c) 01-600-9941

Abney Unit Tr. Mgrs. (d) 01-600-9941

Abney Unit Tr. Mgrs. (e) 01-600-9941

Abney Unit Tr. Mgrs. (f) 01-600-9941

Abney Unit Tr. Mgrs. (g) 01-600-9941

Abney Unit Tr. Mgrs. (h) 01-600-9941

Abney Unit Tr. Mgrs. (i) 01-600-9941

Abney Unit Tr. Mgrs. (j) 01-600-9941

Abney Unit Tr. Mgrs. (k) 01-600-9941

Abney Unit Tr. Mgrs. (l) 01-600-9941

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Abney Unit Tr. Mgrs. (v) 01-600-9941

Abney Unit Tr. Mgrs. (w) 01-600-9941

Abney Unit Tr. Mgrs. (x) 01-600-9941

Abney Unit Tr. Mgrs. (y) 01-600-9941

Abney Unit Tr. Mgrs. (z) 01-600-9941

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Abney Unit Tr







Siemens sees no sustained recovery

By Stewart Fleming in Frankfurt
SIEMENS, the leading West German electronics group, warned shareholders yesterday that with sales growth of between 8 and 10 per cent the company could not expect a sustained improvement in operating profits this year.

Dr Karlheinz Kaske, the chief executive, told shareholders at the annual meeting, however, that a wide range of measures were being taken to improve productivity and earnings.

In the year ended September 1981 group net profits fell by 19 per cent to DM 509m (\$214m).

Dr Kaske disclosed that in the first five months of the current financial year sales revenues rose by 12 per cent to DM 14.6m and orders increased by 11 per cent.

However, capacity utilisation and employment levels in the company had not improved. In fact, over the opening months of the year employment had fallen by 7,000, with domestic employment down by 4,200.

Dr Kaske conceded that with hindsight the company felt it had expanded its data processing and electronic components divisions too quickly.

Standard Elektrik Lorenz, the German subsidiary of IBM, is Siemens' major competitor, is cutting its workforce by more than 600 because of a shortfall of orders.

Swiss bank lifts profit
By John Wickes in Zurich
BANCA Dell' Svizzera Italiana is to pay an increased dividend of 13.2 per cent for 1981, after a 10 per cent improvement in net earnings to Swfr 2.7bn (\$1.5bn).

The bank, the biggest in Italian-speaking Switzerland, paid 12 per cent for 1980. It booked a 20.5 per cent rise in balance sheet total last year to Swfr 4.23bn and growth this year is expected to lead to an increase in capital.

Michelin warns of steep drop in 1981 earnings

BY TERRY DODSWORTH IN PARIS

MICHELIN, the multinational French tyre group, warned yesterday that its 1981 results would show a serious fall in consolidated profits, despite an increase in turnover and efforts to reduce stocks.

This year was unlikely to produce any improvement unless there was a significant return in the international economy, it added.

Michelin's statement, made in documents accompanying a FFf 700m (\$117) bond issue included few figures. But it broadly confirms private forecasts on the Paris Bourse about the company's recent performance.

Since depression set in throughout the European car, commercial vehicle industry, Michelin says it has taken measures to adjust its production. These include extensive

lay-offs in its French plants, where stock levels last year grew by between 80 per cent more than normal for cars and 70 per cent for lorries.

The group, one of the largest quoted companies on the bourse after the Government's nationalisation programme, says that its action to cut costs should lead to an improvement in 1983, even if the economic situation does not improve.

Although Kloeckner has long been regarded as a maverick among German steelmakers, Herr Glenow's intention is one more sign of the Ruhr's ever diminishing dynamism.

aid in the face of huge subsidies for its EEC competitors. Herr Glenow referred to new figures prepared by the West German Iron and Steel Federation, which claim that steel companies elsewhere in Europe had received about DM 71.5bn (\$20bn) in aid since the start of the industry's crisis in 1975.

Last year, Kloeckner recorded a loss of DM 86m on worldwide external sales of DM 5.7bn, compared with a break-even on sales of DM 5.9bn the year before.

A major contributor to the poor performance, the company said, was the current European steel quota system which restricted its modern plant in Bremen to a mere 50 per cent of capacity.

Losses on the steel side, amounting to DM 444m, could not be balanced by a 20 per cent improvement in manufacturing earnings to DM 60m, a sector that has grown to account for 42 per cent of sales.

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Dutch retailer passes dividend

By Our Financial Staff

KBB, the Dutch department stores group which recently announced major staff cuts, has emerged from 1981-82 with a pre-tax loss of Fl 34m (\$13m), nearly three-quarters of which was incurred during the second half of the year.

The loss, which follows on from a Fl 8.6m interim deficit, compares with a profit of Fl 16.2m in the year ended January 1981. It has forced KBB to pass its dividend, against a payment of Fl 3.60 a share in 1980-81.

Sales rose by a tenth to Fl 3.2bn but were down in volume terms. With controls on consumer spending now in their third year, retail sales in Holland have been weak. KBB experienced a 5 per cent decline in consumer spending last year which, coupled with increased competition and heavier costs, has been responsible for the company's slide.

Operating losses totalled Fl 14.5m, against a profit of Fl 16.2m. KBB points out that losses arising from the closure of a store in Utrecht also contributed to the negative result.

Last December, the company announced plans to lay off between 1,300 and 1,500 of its 12,000 staff.

The following is the Statement of the Chairman and President, MR. J. RIBOUD, which has been circulated to Shareholders with the Annual Report for 1981.

In 1981, net income crossed the billion dollar line. Quite a different order of magnitude from the figure I remember when I joined Schlumberger some thirty years ago. Luck, circumstances, hard work, a bit of everything, I suppose, made it happen.

Net income for the year was \$1.27 billion, up 37% over the previous year, if one excludes the non-recurring profit on the sale of the Rowan shares in the last quarter of 1980. Revenues of almost \$6 billion show an increase of 19%, on a comparable basis.

Quarter by quarter, the year started strong and finished strong. Net income improvement was 42% for the first quarter, 37% for the second, 26% for the third and 44% for the last quarter excluding the Rowan profit.

As the year unfolded, the fundamental trends did not change appreciably. Oilfield activity was very strong, throughout the year, throughout the world. Canada was probably the only exception to a global picture of intense exploration and development of gas and oil fields, by national companies as well as by private companies.

The Wireline or logging business is still today our largest and most profitable business (45% of 1981 operating revenue), our fastest growing business (revenue increased worldwide 35% in 1981). We decided last autumn to reorganize our basic Wireline structure. This is the way it was announced:

"The organization of the Wireline has not changed appreciably in the last thirty years. It has grown, it has been decentralized over two major centers, Houston and Paris, and one central research lab in Ridgefield, Connecticut.

To meet the growing demand for Wireline services, to decentralize further the field operations, to benefit from the technical and industrial progress outside of Europe and North America, a new center will be established in Japan. This third center, as the two others, will have engineering and manufacturing facilities and will provide technical coordination of field operations.

The new Wireline organization is: Wireline North America, the United States and Canada, manufacturing facilities in Houston, engineering facilities in Houston and Austin, Texas.

Wireline Atlantic Europe, Latin America and Africa, engineering and manufacturing facilities in Clamart, France.

Wireline Asia, Middle East, Far East, Australia, engineering and manufacturing facilities will be established in Japan.

SDR, Ridgefield, Connecticut, responsible for research. This is an important step for the Wireline. But it has further implications. It represents a pattern of management and structure that we will implement gradually over the next decade for our major product lines: drilling and production services, semiconductors, automatic test equipment, computer aided systems, electricity management.

As we grow, for each major product line or service, a small core of people will provide, on a world basis, direction, long term orientation, coordination of research, financial control.

This month, one Schlumberger man lost their lives when the Ocean Ranger capsized offshore Newfoundland. The oldest was 31 years of age, the youngest was 24. We have known for years that exploration for oil and gas is dangerous. Wells do blow out, offshore units do capsize in tempests. On land, driving is a hazard. Our engineers and operators drive many miles to reach the well sites. They are young, they are enthusiastic, they have no fear. Safety is a remote worry. We are undertaking a major safety campaign.

At the present world price of oil, drilling for oil in the United States is very profitable. It would take a major drop in price to make it unprofitable.

Ten years ago, outside North America, the list of our ten top customers were the nine largest publicly held oil companies and one national oil company. Last year, the same list showed nine national oil companies and only one private company. It would take a major decline in the price of crude for the national companies to change drastically their exploration programs. Many countries are fighting for their energy autonomy as they fought for their political independence. They will do it even if there is a temporary surplus of oil.

Saudi Arabia had a determining role in stabilizing the price of crude when many experts were expecting \$40 or \$50 per barrel. I believe that Saudi Arabia has the means and the will to play the same role when the price is under pressure.

It is always easier to be pessimistic. It is always dramatic to announce the most pessimistic scenario. I do not think that the price of crude oil will tumble.

I am more concerned by the state of affairs in the United States than I am about gas oil. The year 1981 was for many sectors, including our electronic business, a year of organized retrenchment. The downturn was more serious for semiconductors because a price erosion of great amplitude accompanied the reduction in orders and shipments. But there was no fear or panic. In January and February, the climate has changed. Business people are running scared. There is a simple reason. Except for short periods, the United States economy cannot function with rates of interest at 15% or above. Something has to give.

There again, it is a simplification to become a Cassandra. The worst will not happen, neither for the price of crude oil, nor will a major depression trench itself in the United States. But 1982 will be difficult.

Meanwhile, life goes on. Three developments are currently requiring our efforts and should be reported.

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Wireline Asia, Middle East, Far East, Australia, engineering and manufacturing facilities will be established in Japan.

Kloeckner to seek Bonn aid

BY JAMES BUCHAN IN DUISBURG

KLOECKNER-WERKE, the major West German steelmaker, expects to break even this year after suffering its worst year in 1980-81. Yet despite its optimism, based largely on the higher EEC steel prices now in force, it is expected later in the year, the Duisburg concern is to apply to Bonn for state assistance.

Herr Herbert Glenow, the chief executive, said that within the next three months he would present proposals for the funds to aid restructuring and the reduction of steel capacity.

Although Kloeckner has long been regarded as a maverick among German steelmakers, Herr Glenow's intention is one more sign of the Ruhr's ever diminishing dynamism.

aid in the face of huge subsidies for its EEC competitors. Herr Glenow referred to new figures prepared by the West German Iron and Steel Federation, which claim that steel companies elsewhere in Europe had received about DM 71.5bn (\$20bn) in aid since the start of the industry's crisis in 1975.

Last year, Kloeckner recorded a loss of DM 86m on worldwide external sales of DM 5.7bn, compared with a break-even on sales of DM 5.9bn the year before.

OECD CAPITAL MARKETS REPORT

Dollar share down as bond issues grow

BY PETER MONTAGNON, EUROMARKETS CORRESPONDENT

NEW BOND issues in international capital markets ran at a record annual rate of \$76.5bn in the first two months of this year, sharply above the \$66.5bn figure in the final quarter of last year, according to latest statistics from the Organisation for Economic Co-operation and Development.

A sharp fall in fixed interest U.S. dollar bonds during the period was more than offset by issues in other currencies and zero-coupon bonds, floating rate notes and convertible bonds.

The OECD uses the amount raised by a zero-coupon issue rather than its nominal value when compiling its figures.

Investing in non-dollar bond markets have become more willing to take a longer term view on prospects for interest rates which allowed an increased flow of new issues to be brought to these markets, the OECD says.

To some extent this relative shift in investors' attitudes has affected the Eurodollar bond market as well, the OECD says.

The decline in issue volume of straight dollar bonds was particularly apparent in the New York-based Yankee sector, while secondary market prices of dollar Eurobonds have been much less volatile than those in the New York market.

Overall the dollar share of the new international bond market slipped to 59 per cent in the first two months from 63.2 per cent in the final 1981 quarter.

on the underlying level of last year. This means about \$140bn to \$145bn, a figure which covers volume in both the bond and Eurocredit markets.

The volume of new Eurocredits during the first two months of the year was only \$73.5bn at an annual rate, the OECD figures show. This compared with \$103.8bn in the final quarter of 1982.

While average margins fell to 0.64 per cent from 0.69 per cent, there was a further fall in the average maturity of individual loans which was only seven years and six months compared with seven years and seven months in the preceding quarter.

In the first quarter of 1981 the average maturity was eight years and four months. No new credits were arranged with a 4 per cent margin, the OECD says, so that the average margin paid by OECD borrowers actually rose to 0.49 per cent from 0.46 per cent.

Commenting on trends in the syndicated loan market, the OECD says that supply/demand relationships point towards some further hardening of credit conditions, though this will be uneven with significantly tighter terms for lesser credit risks.

Table with 5 columns: Volume (\$bn) at annual rate, 1st, 2nd, 3rd, 4th (Jan/Feb) 1982. Rows include Bonds of which, Eurodollar, U.S. domestic, Eurocredits, Average margin (%), and Average life (years/month).

Uddeholm goes into the red

By William Dullforce, Nordic Editor, in Stockholm

UDDEHOLM, THE Swedish special steels manufacturer, reports a SKr 392m decline in earnings from a pre-tax profit of SKr 63m in 1980 to a loss of SKr 329m (\$57m) last year.

The board proposes to pass the shareholders' dividend for the sixth year in a row.

Sales slumped from SKr 3.57bn to SKr 3.25bn, demand for special steels being weak in all Uddeholm's major markets throughout the year.

Lower deliveries and stock reductions meant that group steel output fell by between 7 and 8 per cent.

In addition to lower sales volume, the result was depressed by one-off costs on a restructuring programme. The restructuring, it is calculated, should eventually save the group about SKr 250m a year.

IRELAND U.S. \$100,000,000 Floating Rate Notes Due 1989. In accordance with the provisions of the Notes, notice is hereby given that the rate of interest for the six months 19th March, 1982 to 20th September, 1982, has been fixed at 15% per cent per annum and that the coupon amount payable on Coupon No. 1 will be U.S. \$7,965.28. The Sumitomo Bank, Limited. Reference Agent.

BASE LENDING RATES

Table listing various banks and their base lending rates, including A.B.N. Bank, Allied Irish Bank, American Express Bank, Amro Bank, etc.

Banco Nacional de Desarrollo Argentina. U.S. \$20,000,000 Medium Term Financing in connection with the Oil Refinery Project of Isaura S.A. Managed and Provided by Arab Bank for Investment and Foreign Trade (ARBIFT), Abu Dhabi. Banco Itaú S.A. - Grand Cayman Branch. European Arab Bank Group. First Interstate Bank of California. National Westminster Bank PLC. Takagin International Bank (Europe) S.A. Arranged by LIBRA BANK LIMITED. As Agent. February 1982.

EUROBONDS

The Association of International Bond Dealers Quotations and Yields appears monthly in the Financial Times. It will be published on the following dates: 1982 Tuesday 23rd March, Monday 19th April, Wednesday 12th May, Wednesday 16th June, Tuesday 13th July, Wednesday 18th August, Tuesday 14th September, Wednesday 13th October, Thursday 11th November, Tuesday 14th December. There is a limited amount of advertising space available each month. If your company is interested in taking advantage of this offer please contact: The Financial Advertisement Department on 01-298 8000 Ext. 3296 or 3299.

FIVE YEAR SUMMARY. Table with columns for 1981, 1979, 1978, 1977. Rows include SUMMARY OF OPERATIONS, Operating Income, Interest expense, Taxes on income, Net income, Per common share, Cash dividends declared, SUMMARY OF FINANCIAL DATA, Return on average stockholders' equity, Fixed asset additions, Depreciation expense, Average number of shares outstanding, AT DECEMBER 31, Working capital, Total assets, Long-term debt, Stockholders' equity.



This announcement appears as a matter of record only

# SAE

Società Anonima Elettificazione S.p.A.

## U.S.\$ 23.000.000

Medium Term Loan

Lead managed by

Compagnia Privata di Finanza e Investimenti S.p.A.  
Italian International Bank Limited  
RASFIN S.p.A.

Managed by

Banco di Napoli - New York Branch  
BAI Bank (Cayman) Ltd.  
Société Générale de Banque S.A.

Provided by

BAI Bank (Cayman) Ltd.  
Banca Nazionale dell'Agricoltura - New York Branch  
Banco di Napoli - New York Branch  
Banco di Santo Spirito (Luxembourg) S.A.  
Italian International Bank Limited  
Société Générale de Banque S.A.  
Turis AG - Finanz- und Verwaltungsgesellschaft

Agent

Italian International Bank Limited



February 1982

Companies  
and Markets

## INTERNATIONAL COMPANIES and FINANCE

### Swire Properties shows 59% gain

By Our Hong Kong  
Correspondent

SWIRE PROPERTIES, a quoted subsidiary of the Swire Group, has reported attributable profits for 1981 of HK\$801.3m (US\$137m), an increase of 59 per cent from 1980s HK\$505.2m. A final dividend of 32 cents a share makes a total of 48 cents for the year, against an adjusted 40 cents a year earlier.

Sale of the company's Oriental Plaza in Kuala Lumpur, contributed a profit of HK\$191m. Hong Kong profits advanced from HK\$492.7m to HK\$609.2m, but U.S. profits fell back from HK\$22.7m to HK\$13.7m. Turnover rose 36 per cent to HK\$1.43bn (US\$244m).

An investment property revaluation has thrown up a surplus over the year of HK\$496.5m which together with retained profits boosts fully-diluted net assets per share from HK\$7.78 to HK\$9.31. Fully-diluted earnings per share were 134 cents in 1981, against 85 cents in 1980.

Mr Duncan Bluck, chairman, expects rental income to increase by at least 50 per cent this year, with substantial further increases in following years as new investment properties come on stream.

He cautions, however, that in 1981 "there was a substantial reduction in the number of new sales of residential units" in Hong Kong, which if sustained would have "an adverse effect on 1982 profits as compared with results achieved in 1981."

But because of reserves of land and development stock acquired at relatively low prices Swire Properties was "well placed to meet these difficulties."

### ANNUAL FORECAST REVISED DOWNWARD

## Modest profits growth at Sony

BY YOKO SHIBATA IN TOKYO

SONY CORPORATION, the major Japanese consumer electronics company, has reported modest growth in consolidated sales and profits for the first quarter ended January 31. Net profits rose by 4.8 per cent to ¥20.8bn (\$87.5m) on sales ahead by 9.7 per cent to ¥272.98bn (\$1.14bn). The company had said in December that it hoped to maintain a sales growth rate of at least 15 per cent this year and has now revised downward its full year forecast.

Brisk sales of video tape recorders (VTRs) and higher export profits because of the

yen's depreciation offset lower sales at home. Domestic sales slid by 17.6 per cent, reflecting the sluggish state of the Japanese economy, to account for 27 per cent of total turnover. Overseas sales rose by a similar amount to account for 73 per cent of the total.

Sales of VTRs and related cameras and tapes rose by 29.8 per cent to take a 40.6 per cent share of total sales against 32.7 per cent a year earlier. Volume sales of VTRs reached 500,000 units, up 53 per cent from the previous year. The company is sticking by its plan

to produce 2.5m VTRs this year. Sales of audio equipment declined by 15.7 per cent to account for 24.6 per cent of the total, despite buoyant sales of Walkman stereo cassette players, which are projected to reach 3m units this year.

The company blamed the current audio industry recession on a lack of replacement demand as consumers wait for new technology digital audio products to reach the market by year end.

Sales of television sets declined by 5.9 per cent to take a 24.2 per cent share of sales despite a 10 per cent rise in sales in the U.S. and 30 per cent

in Europe. Sony adopted the U.S. Financial Accounting Standard 52 for foreign currency translations instead of its predecessor FAS 8. Year earlier figures were restated to the new standard and the company reported a foreign exchange loss of ¥1.02bn for the quarter against a gain of ¥2.79bn.

The company expects full year consolidated sales to rise by between 10 per cent and 15 per cent. It expects to at least match last year's net profits. Exchange rate fluctuations make a more precise forecast impossible.

## Hutchison share deals cleared

BY ROBERT COTTRELL IN HONG KONG

HONG KONG'S Insider Dealing Tribunal has given a clean bill of health to dealings in Hutchison Whampoa shares around the time that the Hong Kong and Shanghai Banking Corporation sold its 22 per cent stake in the property and trading group to Mr Li Ka-shing's Cheung Kong (Holdings) in 1979.

The tribunal concludes that Hong Kong stockbroking circles knew of the deal several hours before it was announced at 11.30 pm local time on September 25, 1979.

As a result, says the tribunal, alerted a reporter colleague to the deal some five hours before its announcement. But because she did not do so "with a view to profit," says the tribunal, her

dealers making use of the information were not "culpable" under the insider dealing ordinance.

The tribunal specifically exonerates the directors and staff of Hong Kong Bank, its merchant bank subsidiary Wardley, Hutchison and Cheung Kong under any insider trading or passing of price-sensitive information. It traces a prime leak back to a translator employed by the bank's external public relations consultants.

The translator, a part-time journalist, is said to have alerted a reporter colleague to the deal some five hours before its announcement. But because she did not do so "with a view to profit," says the tribunal, her

actions "did not amount to insider dealing." The case is the first to be referred under the ad hoc tribunal system, and the report makes several recommendations for the future.

The council of the London Stock Exchange is criticised for a "disappointing lack of operation," and the tribunal recommends that "representations be made at the highest level... to persuade the council to change their policy" and, if necessary, their rules.

The tribunal also suggests that it be permitted to follow less cumbersome procedure, and criticises elements of Hong Kong insider dealing law for being "unhappily drafted."

## Sharp rise in earnings at Sage Holdings

By Thomas Sparke in Johannesburg

SAGE HOLDINGS, the South African investment company, increased its pre-tax profit by 57.5 per cent to R14.6m (\$14m) in 1981 from R9.1m in 1980. The directors say that each of the company's major divisions operated satisfactorily and recorded high rates of growth throughout the year.

Construction and land development provided 43.1 per cent of the year's earnings; investment and management services 26.6 per cent; insurance and financial planning 18.4 per cent and property investment and management 11.9 per cent.

This year management expects the construction and land development operations to slow down while the property investment and management interests should quicken.

Last year Sage was engaged in an unsuccessful bid for Unisec, the investment holding company. This resulted in Sage holding 20 per cent of Unisec's equity. Starting this year Sage proposes to account for its share in the results of associates and investments in which it has a stake of at least 20 per cent.

Had 1981's figures been equity accounted earnings per share would have been 55.05 cents rather than the 48.41 cents reported. In 1980 earnings were 31.2 cents a share. A total dividend of 27 cents has been declared against 20 cents in the previous year.

## Island and Peninsula recovers

BY WONG SULONG IN KUALA LUMPUR

ISLAND AND Peninsula, the Malaysian property, plantation and mining group, reversed a decline in half-year earnings to record a 20 per cent rise in profits for the year ended January.

The group had registered a 26 per cent drop in interim earnings, but picked up strongly during the second half so that pre-tax profits rose to 32m ringgit (U.S.\$14m) against 26.6m ringgit previously. Net profit was 17.8m ringgit against 14.8m ringgit.

The good performance came almost exclusively from its property division, with higher sales of completed houses.

Austral Enterprises, its publicly listed plantation subsidiary, had net earnings of 2.8m ringgit, or 600,000 ringgit less than before, while its Talam Mines subsidiary saw earnings fall by 34 per cent to 306,000 ringgit.

I and P is paying a final 12 cents a share dividend, making 25 cents for the year, or 30 cents compared with 23 cents

previously, after adjusting for a scrip issue.

Austral is paying 12 cents, making a total of 22 cents (33 cents compared with 24 cents after adjustment for bonus issue) while Talam is maintaining an unchanged 15 cent dividend.

I and P, whose property interests are concentrated in Penang and northern Malaysia, last year bought a 770 hectare estate near Kuala Lumpur for 91m ringgit for housing.

# HILLS BROS COFFEE, INC.

## \$50,000,000

### Three-year Revolving Credit

MORGAN GUARANTY TRUST COMPANY OF NEW YORK

BANK OF AMERICA NT & SA

THE BANK OF CALIFORNIA, N.A.

CITIBANK, N.A.

CONTINENTAL ILLINOIS NATIONAL BANK  
AND TRUST COMPANY OF CHICAGO

WELLS FARGO BANK, N.A.

AGENT:

MORGAN GUARANTY TRUST COMPANY OF NEW YORK

Morgan Guaranty Trust Company of New York served as financial advisor to Hills Bros. Coffee, Inc. in arranging the transaction and in the plan of recapitalization which preceded it.

This announcement appears as a matter of record only.

March 9, 1982

This announcement appears as a matter of record only. The Notes have not been registered for offer and sale in the United States. However, certain non-public offers and a non-public sale to an institutional investor were made in the United States.

## \$225,000,000

### Baker International Finance N.V.

#### Zero Coupon Guaranteed Notes due February 25, 1992

Unconditionally Guaranteed by

#### Baker International Corporation

Offering Price 24.70% and Accrued Amortization of Original Issue Discount, if any, from February 25, 1982

Goldman Sachs International Corp.

Blyth Eastman Paine Webber  
International Limited

S. G. Warburg & Co. Ltd.

Algemene Bank Nederland N.V.

Banque Bruxelles Lambert S.A.

Banque Nationale de Paris

Banque de Paris et des Pays-Bas

Deutsche Bank Aktiengesellschaft

Morgan Grenfell & Co.  
Limited

J. Henry Schroder Wagg & Co.  
Limited

Swiss Bank Corporation International Limited

March 19, 1982

Notice of Merger of INA Corporation

To Holders of

### INA OVERSEAS FINANCE N.V.

8 1/2% Convertible Subordinated Debentures Due  
September 1, 2000

NOTICE IS HEREBY GIVEN pursuant to Section 1106 of the Indenture dated as of September 1, 1980 entered into among INA Overseas Finance N.V., a Netherlands Antilles Corporation, INA Corporation, a Pennsylvania Corporation ("INA"), as Guarantor, and Morgan Guaranty Trust Company of New York, as Trustee, in connection with the issuance of the above-referenced Debentures, that pursuant to the terms and conditions of the Agreement and Plan of Merger dated as of November 6, 1981, as amended, by and among INA, Connecticut General Corporation, a Connecticut Corporation, and North American General Corporation (now known as "CIGNA Corporation" ("CIGNA")), a Delaware Corporation, and the Related Plan of Merger, by and among INA, CIGNA and INA Merger Corporation, a Pennsylvania Corporation ("IMC"), INA will merge with and into IMC, a wholly-owned subsidiary of CIGNA ("the Merger"). Under the terms of the Merger each INA Common Share outstanding on the date of the Merger will be converted into 0.8534 of a share of CIGNA Common Stock, par value \$1 per share, and 0.158 of a share of \$2.75 Cumulative Convertible Preferred Stock, Series A, par value \$1 per share, of CIGNA.

The Merger is expected to become effective on March 31, 1982, and it is expected that holders of record of INA Common Shares will be entitled to exchange such shares for securities of CIGNA deliverable upon the Merger on March 31, 1982.

INA CORPORATION

March 19, 1982

Notice of Merger of INA Corporation

To Holders of

### INA OVERSEAS FINANCE N.V.

6% Convertible Subordinated Debentures Due 1997

NOTICE IS HEREBY GIVEN pursuant to Section 1106 of the Indenture dated as of August 1, 1977 entered into among INA Overseas Finance N.V., a Netherlands Antilles Corporation, INA Corporation, a Pennsylvania Corporation ("INA"), as Guarantor, and Morgan Guaranty Trust Company of New York, as Trustee, in connection with the issuance of the above-referenced Debentures, that pursuant to the terms and conditions of the Agreement and Plan of Merger dated as of November 6, 1981, as amended, by and among INA, Connecticut General Corporation, a Connecticut Corporation, and North American General Corporation (now known as "CIGNA Corporation" ("CIGNA")), a Delaware Corporation, and the Related Plan of Merger, by and among INA, CIGNA and INA Merger Corporation, a Pennsylvania Corporation ("IMC"), INA will merge with and into IMC, a wholly-owned subsidiary of CIGNA ("the Merger"). Under the terms of the Merger each INA Common Share outstanding on the date of the Merger will be converted into 0.8534 of a share of CIGNA Common Stock, par value \$1 per share, and 0.158 of a share of \$2.75 Cumulative Convertible Preferred Stock, Series A, par value \$1 per share, of CIGNA.

The Merger is expected to become effective on March 31, 1982, and it is expected that holders of record of INA Common Shares will be entitled to exchange such shares for securities of CIGNA deliverable upon the Merger on March 31, 1982.

INA CORPORATION

March 19, 1982

This announcement appears as a matter of record only March 1982

## General Purpose Lines of Credit

to finance exports of capital plant and equipment  
from the United Kingdom to the Republic of India

Arranged  
and  
Provided by

Lloyds Bank Plc Lloyds Bank International Limited  
£7,500,000 US\$7,500,000

to State Bank of India

Guaranteed by

The Secretary of State of Her Britannic Majesty's Government  
acting by Export Credits Guarantee Department



Lloyds  
Bank

Lloyds Bank  
International

Handwritten signature or mark at the bottom of the page.



# South Africa borrows abroad

SOUTH AFRICA is back with a vengeance in the international capital markets. After several years of modest borrowing and net repayment of outstanding debts, there has been a flurry of activity in recent months.

A regular flow of bonds and medium-term credits has been accompanied by a marked increase in short-term borrowing by both commercial banks and the South African Reserve Bank.

Details of loans are hard to come by, for South African borrowers, both private and government, are notoriously secretive, for fear of attracting political hostility.

However, there is no doubting the increase in tempo. The list includes:

● **AECL**, the largest South African chemicals producer in which Britain's ICI and the De Beers mining group own equal 40 per cent shares, which is seeking a \$100m seven-year credit in December.

● **Escom**—the Electricity Supply Commission—which is likely to be by far the biggest South African borrower of medium-term funds this year, which launched a \$250m seven-year credit in February. It has also placed lately a Swiss franc bond, with Union Bank of Switzerland as lead manager, with a coupon of 8½ per cent, maturing in 1985, and priced at par.

● **South African Transport Services (SATS)**, the state enterprise which runs the railways, harbours, and South African Airways, has already negotiated three medium-term credits, each for around \$25m, this year.

● **Soweto**, the black township outside Johannesburg, currently investing in a major electrification scheme, which is due to sign a loan agreement for \$100m, again for seven years, next month.

At the same time as medium-term borrowers have returned to the markets, there has been a sharp increase in short-term borrowing by the banking sector. Short-term foreign liabilities of the banks (mostly with maturities of three to six months), more than quadrupled in the first nine months of last year, from R632m (\$829m) to R2,850m (\$3,760m).

Meanwhile, the South African Reserve Bank's borrowing to support the balance of payments jumped from nothing at the end of 1980 to R650m last October.

The Reserve Bank also encouraged the commercial banks and trading companies to borrow abroad—and thereby to protect the balance of payments—by adjusting the rand's forward exchange rate against other currencies. At the end of February, private banks arranged loans worth several hundred million rand, when the domestic money market was at its tightest.

The return to foreign borrow-

ing, as with most other recent developments in the South African economy, is a function of the fall in the gold price. The gold movement turned the country's R2,850m current account surplus of 1980 into a R40m deficit last year. Even if the gold price recovers to an average \$450 this year (it is currently below \$325 an ounce), the 1982 deficit will exceed R20m.

The squeeze on the balance of payments has drained the economy of liquidity, and pushed domestic interest rates up to record levels, with the commercial banks' prime lend-



South Africa is increasing its calls on the international capital market, against the background of the fall in the price of gold, but political pressures constrain it to do so discreetly. "It took us some time to get (interest) margins down," says Dr Joep de Loor (left), the Director General of Finance, "and we would not want them to go higher."

ing rate on 20 per cent. This in turn has made overseas interest rates attractive once again, high though they may be.

Balance of payments financing has continued at a high level. The Reserve Bank pledged a quarter of its gold holding—or some 3.1m ounces—as collateral for foreign exchange in gold "swaps" with foreign banks late last year. In February, it activated about \$300m in International Monetary Fund facilities.

Corporate borrowing has been required to finance large inventories and ambitious investment programmes, at a time of dwindling cash flows because of the economic downturn.

AECL's credit, believed to be the largest Euro-market borrowing made by a privately-owned South African company, had Citicorp as the lead manager, and carried a spread of ½ of a point above the London inter-bank offered rate (Libor).

Several other companies are understood to have borrowed smaller amounts, while others have negotiated, but not yet drawn, substantial lines of credit. Barlow Rand, South Africa's largest industrial group, began arranging medium-term credit facilities with foreign banks 18 months

ago. "We foresee that there would be a need to have facilities offshore. We are prepared," the company says.

The Euro-markets are an important source of funds for large public sector projects which are continuing in the face of the overall economic downturn.

Escom is currently building four 3,800 MW coal-fired power stations, and will probably unveil plans for another three over the next two years.

The utility estimates that it will need R800m during 1982 in bank credits, mainly for downpayments on equipment,

demands on the Euro-markets increasing, the authorities are well aware of the dangers of saturating foreign lenders with South African paper. "We won't be pressing the banks," Dr de Loor says, "we want to give Escom a little more scope."

Referring to South Africa's long battle to restore its acceptability in world capital markets after loans dried up during the disturbances in Black urban areas in 1976-77, Dr de Loor says: "It took us some time to get margins down, and we would not want them to go higher."

Spreads for large South African borrowers are currently between ½ of a point and 1 of a point above Libor.

With the notable exception of Swiss and German banks, many foreign institutions are still nervous about the political controversy surrounding loans to South Africa. Citicorp has been subjected to public criticism over its joint management of a \$250m credit for the Government in September, 1980.

U.S. banks these days confine their activities largely to private sector customers. "There is still a problem with U.S. banks and government loans," according to a representative of one U.S. bank in Johannesburg.

One way out has been to tie loans to specific projects benefiting Blacks, though critics maintain that this simply frees other funds for the enforcement of apartheid. The current loan for Soweto is given as an example. The September 1980 credit was also linked to projects in Black and coloured townships.

South Africa's heavy demands on the capital markets this year will push some individual banks close to their country limits.

According to one leading foreign banker here, "the huge amount involved may create some problems." In particular, purely financial credits may become increasingly difficult to negotiate as banks' books are filled with project-related paper.

Margins may widen later in the year, especially if the gold price fails to recover significantly and South Africa's net foreign reserves keep falling. The maximum maturity for South African loans, set at seven years for the past two to three years, may be shortened.

But despite the country's political and economic problems, the banks are not about to stop lending.

The economy's woes are short-term ones, a representative of one of the world's biggest banks argues. Although South Africa's political future remains clouded, he says, "there has not been a noteworthy worsening" of the assessment in the past few months.

Bernard Simon

**Marsh & McLennan Companies, Inc.**

has sold its indirect subsidiary

**Bowmaker Limited**

to

**Lloyds and Scottish Limited**

**MORGAN STANLEY & CO.**

Incorporated

March 16, 1982

**C. T. Bowring & Co. Limited**, a wholly-owned subsidiary of Marsh & McLennan Companies, Inc., has sold its finance house subsidiary, **Bowmaker Limited**, to Lloyds and Scottish Limited, a majority owned subsidiary of Lloyds Bank Limited. The aggregate proceeds were \$80,000,000.

**Morgan Stanley, Inc.** in association with **Schuyler & Co.** developed and implemented a divestiture strategy designed to generate competition and ensure the orderly transfer of ownership of an important financial institution.

This advertisement complies with the requirements of the Council of The Stock Exchange



## Development Bank of the Philippines

(Incorporated in the Republic of the Philippines)

**U.S. \$30,000,000**

Guaranteed Floating Rate Notes due 1990

Guaranteed by

**The Republic of the Philippines**

The following have agreed to subscribe or procure subscribers for the Notes:

- |  |  |
|--|--|
| <b>Lloyds Bank International Limited</b>           | <b>Fuji International Finance Limited</b>        |
| <b>Allied Banking Corporation</b>                  | <b>Ayala International Finance Limited</b>       |
| <b>Credit Lyonnais Hong Kong (Finance) Limited</b> | <b>London &amp; Continental Bankers Limited</b>  |
| <b>LTCB International Limited</b>                  | <b>Philippine Commercial and Industrial Bank</b> |
| <b>PNB International Finance Limited</b>           | <b>Standard Chartered Merchant Bank Limited</b>  |
| <b>Tokai Kyowa Morgan Grenfell Limited</b>         |  |

The above Notes, to be issued at par with interest payable semi-annually in arrears in April and October in each year, have been admitted to the Official List of The Stock Exchange, subject only to issue. Full particulars of the Notes are contained in cards circulated by Exel Statistical Services Limited, and copies may be obtained during normal business hours up to and including 2nd April, 1982 from the Brokers to the issue:

Cazenove & Co.  
12 Tokenhouse Yard, London EC2R 7A

19th March, 1982

This announcement appears as a matter of record only.

January 1982



**The Ondo State of Nigeria**

**U.S. \$30,000,000**  
Medium Term Loan

**U.S. \$15,570,096**  
Fixed Rate Export Financing  
(Provided exclusively by  
Banco Exterior de España)

for the Little Osse Water Supply Project, Phase III

Guaranteed by:

**The Federal Republic of Nigeria**

Lead Managed by:

**American Express Bank International Group**

**Crocker National Bank**

Managed by:

**The Bank of Yokohama, Ltd.**

Provided by:

**American Express International Banking Corporation**

**Crocker National Bank**

**The Bank of Yokohama, Ltd.**

**Allied Arab Bank Limited**

**FRAB-Bank International**

**MAIBL Bermuda (Far East) Limited**

**European Arab Group**

**Industrial National Bank of Rhode Island**

**UBAF Bank Limited**

**Bank of Crete**

Contractor: **Edok-Eter-Mandilas Limited**

Agent:

**American Express International Banking Corporation**

This advertisement complies with the requirements of the Council of The Stock Exchange in London. It does not constitute an offer of, or invitation to subscribe for or purchase, any securities.

**U.S. \$30,000,000**

**Kajima Corporation**

(Kajima Kensetsu Kabushiki Kaisha)  
(Incorporated in Japan)

**5½% CONVERTIBLE DEBENTURES DUE 1997**

The syndicate managed by the following has agreed to purchase the Debentures:

- |   |   |
|---|---|
| <b>DAIWA EUROPE LIMITED</b>                 | <b>MORGAN STANLEY INTERNATIONAL</b>                 |
| <b>SUMITOMO FINANCE INTERNATIONAL</b>       |   |
| <b>BANQUE NATIONALE DE PARIS</b>            | <b>COMMERZBANK AKTIENGESELLSCHAFT</b>               |
| <b>CREDIT SUISSE FIRST BOSTON LIMITED</b>   | <b>ROBERT FLEMING &amp; CO. LIMITED</b>             |
| <b>SOCIÉTÉ GÉNÉRALE</b>                     | <b>SWISS BANK CORPORATION INTERNATIONAL LIMITED</b> |
| <b>WESTDEUTSCHE LANDESBANK GIROZENTRALE</b> |   |

The Debentures, in the denomination of U.S.\$5,000 each, with an issue price of 100 per cent, have been admitted to the Official List by the Council of The Stock Exchange, subject only to the issue of the Debentures. Interest is payable semi-annually in arrears on May 31 and November 30, commencing on May 31, 1982.

Particulars of Kajima Corporation and of the Debentures are available in the Exel Statistical Services Limited and may be obtained during normal business hours on any weekday (Saturdays excepted) up to and including April 2, 1982 from the brokers to the issue:

**James Capel & Co.,**  
Winchester House,  
100 Old Broad Street,  
London EC2N 1BQ

March 19, 1982









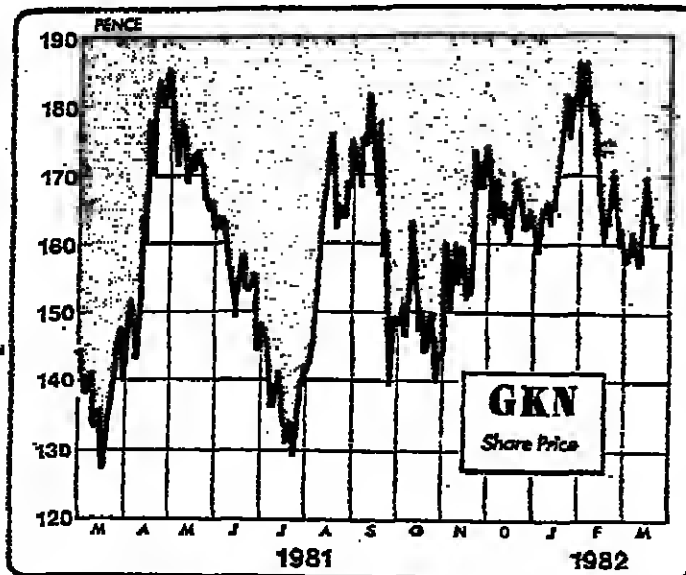


LONDON STOCK EXCHANGE

Gilts revive and equity leaders stage useful rally
Share index up 5.4 at 556.8—Gold shares better

Account Dealing Dates
Optimistic
First Declared Last Account
Dealings from Dealings Day

index advanced 13.4 to 233.0.
Encouraged by the concerted
interest rate cuts in Germany,



Sale Tilted lost 11 to 212p on
the cautious statement which
accompanied the results and

A decidedly better tone
developed in London stock
markets yesterday. Wednesday's

Amersham, which staged a
highly successful debut three
weeks ago, encountered late

fell 5 to 80p and Bank of Ireland
10 to 200p.
Sedgwick Forbes improved to

Liminary results expected next
Thursday, formed a similar
amount to 125p. James Fisher

The level of trade in the
equity sectors was disappointing.
Encouraged by the lack of any

A friedies market since last
week's Budget on increased
taxation worries, the major

Leading Buildings regained a
certain amount of composure
after the previous day's
anxiety.

Large-scale bear covering,
though not having emanated from
the U.S. and London, took

FINANCIAL TIMES STOCK INDICES
Table with columns for date (Mar 15, 17, 18, 19, 20, 21) and various stock indices like Government Securities, Fixed Interest, Industrial Ord., etc.

HIGHS AND LOWS S.E. ACTIVITY
Table with columns for 1981/82 High/Low and Since Completion High/Low for various stock categories.

Lock of investment incentive
prompted another subdued
session in Stocks. The leaders

Quietly firm conditions
prevailed in Oils awaiting the
outcome of the Opec meeting

WORLD VALUE OF THE DOLLAR

Table showing the value of the dollar in various countries, including Afghanistan, Albania, Algeria, etc., with columns for Country, Currency, and Value of Dollar.

NEW HIGHS AND LOWS FOR 1981/2

Table listing new highs and lows for 1981/2, including categories like BUILDINGS, STORES, and HOTELS.

FT-ACTUARIES SHARE INDICES

Table showing FT-Actuaries Share Indices for various equity groups and sub-sections, including Capital Goods, Engineering, etc., with columns for Index No., Index, and % Change.

RISES AND FALLS YESTERDAY

Table showing rises and falls in various financial instruments like British Funds, Corporate Bonds, etc., with columns for Instrument, Rise/Fall, and % Change.

FIXED INTEREST

Table showing fixed interest rates for various maturities and types of securities, including British Government, etc., with columns for Instrument, Rate, and % Change.

Not available. \*U.S. dollars per National Currency unit. (O) Official rate. (C) Commercial rate. (F) Financial rate.

AAA INDUSTRIES
Agri Holdings, a subsidiary of
AAA Industries, has agreed to
sell Curragh, its cutting oil

AGRI HOLDINGS
Agri Holdings, a subsidiary of
AAA Industries, has agreed to
sell Curragh, its cutting oil







FOOD, GROCERIES—Cont.

Table listing various food and grocery items with their respective prices and market movements.

HOTELS AND CATERERS

Table listing hotels and caterers with their stock prices and performance indicators.

INDUSTRIALS (Misc.)

Large table listing various industrial companies, their stock prices, and market data.

FT SHARE INFORMATION SERVICE

LOANS—Continued

Table listing various loan products and their terms.

BANKS & H.P.—Cont.

Table listing banks and their performance metrics.

CHEMICALS, PLASTICS—Cont.

Table listing chemical and plastic companies.

ENGINEERING—Continued

Table listing engineering firms.

DRAPERY AND STORES

Table listing drapery and store companies.

FINANCIAL

Table listing financial institutions.

BUILDING SOCIETIES

Table listing building societies.

FOREIGN BONDS & RAILS

Table listing foreign bonds and rail companies.

AMERICANS

Table listing American companies.

BEERS, WINES AND SPIRITS

Table listing beer, wine, and spirit companies.

BUILDING INDUSTRY, TIMBER AND ROADS

Table listing building, timber, and road companies.

ELECTRICALS

Table listing electrical companies.

BRITISH FUNDS

Table listing British funds.

SHORTS (Lives up to Five Years)

Table listing short-term investments.

FIVE TO FIFTEEN YEARS

Table listing five to fifteen year investments.

OVER FIFTEEN YEARS

Table listing over fifteen year investments.

INDEX-LINKED & VARIABLE

Table listing index-linked and variable investments.

INT. BANK AND O'SEAS GOVT. STERLING ISSUES

Table listing international bank and overseas government sterling issues.

CORPORATION LOANS

Table listing corporation loans.

CANADIANS

Table listing Canadian companies.

BANKS AND HIRE PURCHASE

Table listing banks and hire purchase companies.

COMMONWEALTH AND AFRICAN LOANS

Table listing commonwealth and African loans.

LOANS

Table listing various loan products.

Advertisement for 'That's BTR' featuring growth and investment information.

Advertisement for 'FINANCIAL TIMES SURVEY CORPORATE FINANCE'.

Advertisement for 'FINANCIAL TIMES SURVEY CORPORATE FINANCE' with detailed text and contact information.

Advertisement for 'FINANCIAL TIMES SURVEY CORPORATE FINANCE' with contact details and subscription information.



INDUSTRIALS—Continued

Table of industrial stocks including companies like British Petroleum, Shell, and ICI, with columns for stock name, price, and change.

LEISURE—Continued

Table of leisure stocks including companies like British Airways, British Telecom, and British Gas, with columns for stock name, price, and change.

PROPERTY—Continued

Table of property stocks including companies like British Land, Granada, and News International, with columns for stock name, price, and change.

INVESTMENT TRUSTS—Cont.

Table of investment trusts including companies like British Venture, British Venture, and British Venture, with columns for stock name, price, and change.

OIL AND GAS—Continued

Table of oil and gas stocks including companies like British Petroleum, Shell, and ICI, with columns for stock name, price, and change.

DANA BANK advertisement with logo and contact information for Osaka, London, and Frankfurt branches.

MINES—Continued

Table of mining stocks including companies like Anglo American, De Beers, and Anglo Coal, with columns for stock name, price, and change.

OVERSEAS TRADERS

Table of overseas traders including companies like Anglo American, De Beers, and Anglo Coal, with columns for stock name, price, and change.

RUBBERS AND SISALS

Table of rubber and sisal stocks including companies like Anglo American, De Beers, and Anglo Coal, with columns for stock name, price, and change.

TEAS

Table of tea stocks including companies like Anglo American, De Beers, and Anglo Coal, with columns for stock name, price, and change.

MINES

Table of mining stocks including companies like Anglo American, De Beers, and Anglo Coal, with columns for stock name, price, and change.

REGIONAL MARKETS

Table of regional market data including stock prices and exchange rates for various regions.

OPTIONS

Table of options data including call and put options for various stocks.

MOTORS, AIRCRAFT TRADES

Table of motor and aircraft trade stocks including companies like British Airways, British Telecom, and British Gas, with columns for stock name, price, and change.

SHIPPING

Table of shipping stocks including companies like British Airways, British Telecom, and British Gas, with columns for stock name, price, and change.

SHOES AND LEATHER

Table of shoes and leather stocks including companies like British Airways, British Telecom, and British Gas, with columns for stock name, price, and change.

SOUTH AFRICANS

Table of South African stocks including companies like Anglo American, De Beers, and Anglo Coal, with columns for stock name, price, and change.

TEXTILES

Table of textile stocks including companies like Anglo American, De Beers, and Anglo Coal, with columns for stock name, price, and change.

NEWSPAPERS, PUBLISHERS

Table of newspaper and publisher stocks including companies like Anglo American, De Beers, and Anglo Coal, with columns for stock name, price, and change.

PAPER, PRINTING

Table of paper and printing stocks including companies like Anglo American, De Beers, and Anglo Coal, with columns for stock name, price, and change.

ADVERTISING

Table of advertising stocks including companies like Anglo American, De Beers, and Anglo Coal, with columns for stock name, price, and change.

PROPERTY

Table of property stocks including companies like Anglo American, De Beers, and Anglo Coal, with columns for stock name, price, and change.

TOBACCO

Table of tobacco stocks including companies like Anglo American, De Beers, and Anglo Coal, with columns for stock name, price, and change.

TRUSTS, FINANCE, LAND

Table of trusts, finance, and land stocks including companies like Anglo American, De Beers, and Anglo Coal, with columns for stock name, price, and change.

INDIA AND BANGLADESH

Table of India and Bangladesh stocks including companies like Anglo American, De Beers, and Anglo Coal, with columns for stock name, price, and change.

SRI LANKA

Table of Sri Lanka stocks including companies like Anglo American, De Beers, and Anglo Coal, with columns for stock name, price, and change.

CENTRAL RAND

Table of Central Rand stocks including companies like Anglo American, De Beers, and Anglo Coal, with columns for stock name, price, and change.

EASTERN RAND

Table of Eastern Rand stocks including companies like Anglo American, De Beers, and Anglo Coal, with columns for stock name, price, and change.

FAR WEST RAND

Table of Far West Rand stocks including companies like Anglo American, De Beers, and Anglo Coal, with columns for stock name, price, and change.

O.F.S.

Table of O.F.S. stocks including companies like Anglo American, De Beers, and Anglo Coal, with columns for stock name, price, and change.

OIL AND GAS

Table of oil and gas stocks including companies like Anglo American, De Beers, and Anglo Coal, with columns for stock name, price, and change.

DIAMOND AND PLATINUM

Table of diamond and platinum stocks including companies like Anglo American, De Beers, and Anglo Coal, with columns for stock name, price, and change.

LEISURE

Table of leisure stocks including companies like Anglo American, De Beers, and Anglo Coal, with columns for stock name, price, and change.

INSURANCE

Table of insurance stocks including companies like Anglo American, De Beers, and Anglo Coal, with columns for stock name, price, and change.



